



59 Ferndale Road, Lichfield, Staffordshire, WS13 7DL

Bill

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**59 Ferndale Road, Lichfield,
Staffordshire, WS13 7DL**

£370,000

Bill Tandy and Company are delighted in offering for sale this superbly improved Link-detached bungalow located at the end of the desirable cul de sac of Ferndale Road. One of the distinct features of Ferndale Road is its close proximity to a range of amenities including Morrisons supermarket and Beacon Park all within walking distance. Further city centre facilities are within approximately 20 minutes walk, and there are superb transport links to Birmingham and London. The property itself has been sympathetically improved and updated to provide a superbly presented bungalow with the benefit of no upward chain. The accommodation briefly comprises hall, lounge, dining room leading off to a superbly updated kitchen, utility room, two bedrooms and re-fitted wet room. The property sits on a generously sized plot with improved front driveway, store and rear garden.



CANOPY PORCH

giving access to the composite double glazed front entrance door which opens to:

RECEPTION HALL

having radiator and doors opening to:

LOUNGE

4.68m x 3.94m max (15' 4" x 12' 11" max) having UPVC double glazed bow window to front, two radiators and a feature and focal point fireplace with marble hearth and inset, wooden surround with mantel above and flame effect electric fire.

OPEN PLAN RE-FITTED DINING KITCHEN

DINING AREA 3.32m x 2.45m (10' 11" x 8' 0") having UPVC double glazed windows and doors to the rear garden, radiator and square archway opens to the RE-FITTED KITCHEN 3.42m x 3.01m (11' 3" x 9' 11") having UPVC double glazed window overlooking the rear garden, side door to garden, updated kitchen units comprising base cupboards and drawers surmounted by square edged work preparation tops, wall mounted cupboards, under-counter lighting, inset stainless steel one and a half bowl sink with swan neck mixer tap, inset Zanussi oven and grill, four ring AEG gas hob with extractor fan above, integrated slimline dishwasher, integrated fridge/freezer, radiator and ceiling spotlighting.

UTILITY ROOM

2.19m x 1.59m (7' 2" x 5' 3") formed from part of the original garage having a range of base and wall mounted storage cupboards, preparation work tops with space below for washing machine and tumble dryer, tiled splashback surround, radiator and courtesy door to small garage/store.



INNER HALL

having storage cupboard with slatted shelving, doors to further accommodation and useful loft access with pulldown ladder leading to the partly boarded loft which houses the gas boiler.

BEDROOM ONE

3.71m x 3.11m plus wardrobes (12' 2" x 10' 2" plus wardrobes) having UPVC double glazed window to front, radiator and two sets of built-in double wardrobes.

BEDROOM TWO

3.40m x 2.72m (11' 2" x 8' 11") having UPVC double glazed window to rear and radiator.

WET ROOM

2.44m x 1.43m (8' 0" x 4' 8") having UPVC obscure double glazed window to rear, heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and opening into a wet room area with seat and shower appliance over.



OUTSIDE

The property is located on a small cul-de-sac position positioned just off the main section of Ferndale Road. There is superbly improved parking with a tarmac front drive with block paved border and access to store and front entrance door. Set to the rear of the property is a generously sized garden with paved patio areas, external water tap and power. Steps lead to a slightly raised lawned area with borders, two storage sheds and fenced surround.

STORE

Forming part of the original garage, now ideal for storage or motor cycles with double opening front doors to parking area, inner courtesy door to utility room and wall mounted storage cupboards.

COUNCIL TAX BAND C

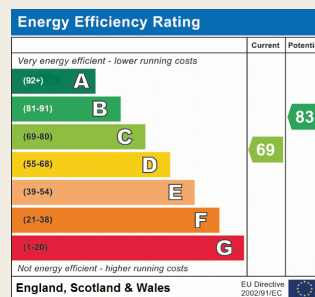
FURTHER INFORMATION

Mains drainage, water, electricity and gas connected with gas heating. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



ANIT-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

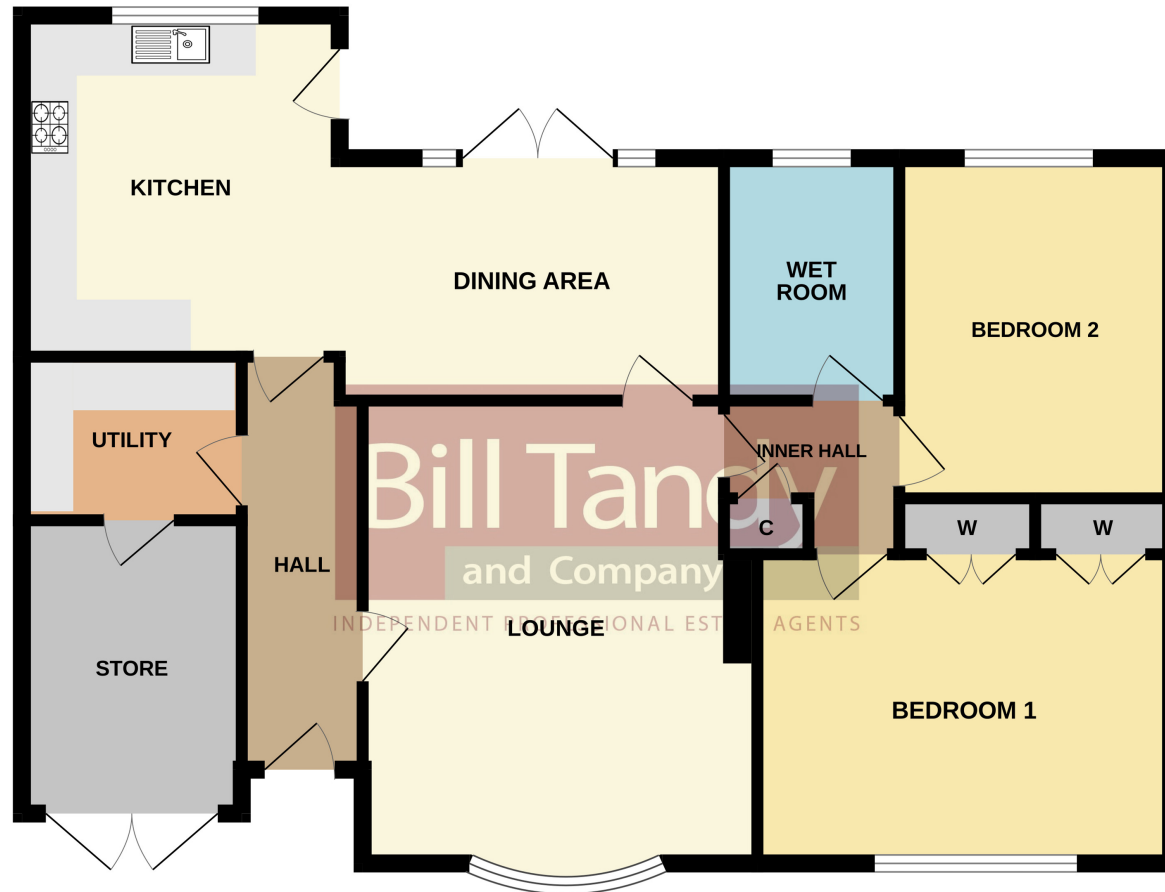
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



59 FERNDAL ROAD, LICHFIELD WS13 7DL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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