10 Thropp Close, Lichfield, Staffordshire, WS13 8FP
Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£500,000 Offers Over

** STUNNING DETACHED THREE STOREY HOUSE WITH 5 BEDROOMS ** NO UPWARD CHAIN ** Bill Tandy and Company are delighted to offer for sale this superb and well presented detached three storey family home, conveniently located and enjoying stunning views of the Cathedral Walk. The property provides substantial accommodation arranged on three floors and is located on the highly sought after Darwin Park development which is within walking distance of the cathedral city centre of Lichfield, the Bowling Green, Waitrose supermarket and pubs. The property is nestled away in a secluded position along Cathedral Walk whilst the garage and parking to the rear is accessed off Thropp Close. The generous sized accommodation comprises hall, guests cloakroom, through lounge, dining kitchen, conservatory/garden room, three first floor bedrooms one being en suite, and on the second floor are two generously sized bedrooms and modern shower room. There is a low maintenance and landscaped rear garden with entertaining spaces and artificial lawn.

RECEPTION HALL
approached via an obscure double glazed front entrance door and having laminate flooring, radiator, stairs to first floor with under stairs cupboard and a range of doors opening to:

GUESTS CLOAKROOM
having laminate flooring, radiator, modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

THROUGH SITTING ROOM
5.31m x 3.22m (17' 5" x 10' 7") having double glazed windows to front and side, double glazed French doors to rear garden, laminate flooring and two radiators.

DINING KITCHEN
5.31m x 2.77m max (17' 5" x 9' 1" max) having double glazed window to front, tiled flooring, double doors to under stairs storage with spaces for white goods, a range of modern units comprising base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted units with under-unit lighting, inset stainless steel sink, inset Bosch cooker with four ring gas hob and extractor fan above and spaces for dishwasher/washing machine and fridge/freezer.

CONSERVATORY/GARDEN ROOM
3.31m x 2.56m (10' 10" x 8' 5") having lightweight roof tiles with plasterboard interior, double glazed windows overlooking the garden and French doors to same, tiled flooring and two radiators.

FIRST FLOOR LANDING
having double glazed window to rear, stairs to second floor accommodation and doors open to:

MASTER BEDROOM
3.67m max (3.18m min) x 3.20m (12' 0" max 10'5" min x 10' 6") having dual aspect double glazed windows to rear and side, useful built-in double wardrobe and door to:

EN SUITE SHOWER ROOM
having an obscure double glazed window to front, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and corner shower cubicle with shower appliance and tiling.

BEDROOM FOUR
3.18m x 2.77m max (10' 5" x 9' 1" max) having double glazed window to rear, radiator and recess ideal for wardrobe.

BEDROOM FIVE
3.54m x 1.96m (11' 7" x 6' 5") having double glazed window to front with views of Cathedral Walk, radiator and airing cupboard.

FAMILY BATHROOM
having an obscure double glazed window to front, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and tiled surround, mosaic border and shower screen.

SECOND FLOOR LANDING
having skylight window to rear and doors to:

BEDROOM TWO
4.08m x 3.18m (13' 5" x 10' 5") having double glazed window with Cathedral Walk views, skylight to rear and radiator.

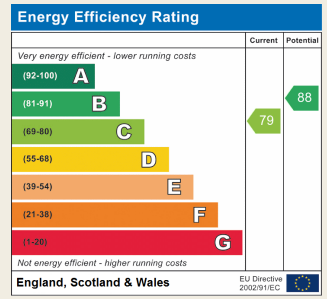
BEDROOM THREE
4.09m x 2.79m (13' 5" x 9' 2") having double glazed window with Cathedral Walk views, skylight window to rear and radiator.

SHOWER ROOM
having grey tiles with mosaic border, matching tiled floor, contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and glass screen provides access to a shower appliance over, ceiling spotlighting, chrome towel rail and skylight window to front.

OUTSIDE
The property is superbly positioned on the highly sought after Cathedral Walk with beautiful walks from Darwin Park leading to the Bowling Green island providing stunning views of the cathedral, with lawned and tree-lined walkway beyond. The main parking and garage is located to the rear of the property off Thropp Close. One of the distinct features of the property is its superb landscaped and substantially improved garden enjoying a generous paved patio area ideal for entertaining with French door access to garden room and lounge. Set beyond is an artificial lawn with wall surround and bushes providing screening. Set to the left hand side of the property is a useful storage shed with further side and rear gated access and courtesy door to garage.

GARAGE
5.46m x 2.61m (17' 11" x 8' 7") approached via an up and over entrance door accessed from rear, useful eaves storage, light and power supply and double glazed courtesy door to rear garden.

COUNCIL TAX
Band E.



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.

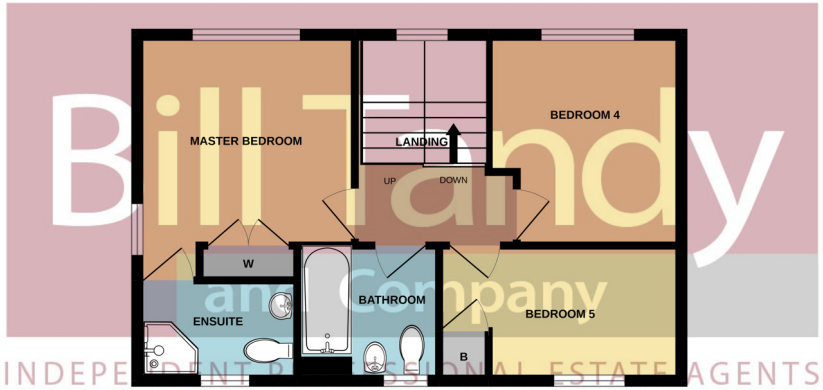
VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

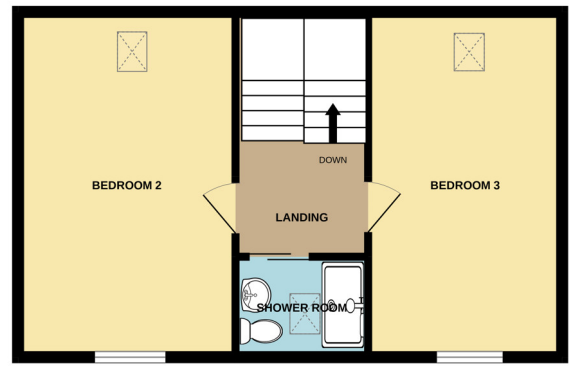
These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR

1ST FLOOR



2ND FLOOR



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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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NAEA National Association of Estate Agents
The Property Ombudsman SALES

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