



Bill Tandy

and Company

1 Hawkesmoor Drive, Lichfield, Staffordshire, WS14 9YH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

1 Hawkesmoor Drive, Lichfield, Staffordshire, WS14 9YH

£450,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly presented and updated detached family home located on the desirable cul de sac of Hawkesmoor Drive. Positioned on a commanding corner plot the property is located within the highly sought after development of Boley Park and is only a short distance away from the cathedral city centre of Lichfield. The property itself, which we strongly urge is viewed internally for it to be fully appreciated, has been superbly improved and maintained by the current owner and comprises reception hall, guests cloakroom, lounge with walk-in bay window, modern open plan dining kitchen to rear, four first floor bedrooms, one having an updated en suite shower room, and there is an updated main family bathroom. One of the distinct features of the property is its landscaped gardens providing a low maintenance feel, there is parking for numerous vehicles and a detached double garage with electric roller shutter door. The property benefits from no upward chain and an early viewing is strongly recommended.



LOCATION

Hawkesmoor Drive is a desirable cul de sac position located on the sought after development of Boley Park, which sits a short distance away from the cathedral city centre, and there is a range of amenities nearby. Boley Park offers the recently improved and refurbished Co-op convenience store with cafe and Lichfield Health and Fitness Club. There is also a local public house, The Turnpike, and a further range of local pubs are found a short distance away. The location is ideal for commuting with nearby access to A5, A38 and M6 toll, whilst nearby train access is found at Lichfield City and Trent Valley stations with access to Birmingham, Manchester and London.

RECEPTION HALL

GUESTS CLOAKROOM

LOUNGE

5.81m into bay x 3.62m (19' 1" into bay x 11' 11")

OPEN PLAN DINING KITCHEN

5.74m x 3.68m max (18' 10" x 12' 1" max)

FIRST FLOOR LANDING

having a range of doors opening to:

BEDROOM ONE

4.01m x 3.72m (13' 2" x 12' 2") with door to:

EN SUITE SHOWER ROOM

1.72m x 1.56m (5' 8" x 5' 1")

BEDROOM TWO

3.72m max x 3.11m (12' 2" max x 10' 2")

BEDROOM THREE

2.23m x 2.22m (7' 4" x 7' 3")



BEDROOM FOUR

2.33m x 1.99m (7' 8" x 6' 6")

SHOWER ROOM

2.07m x 1.71m (6' 9" x 5' 7")

DOUBLE GARAGE

5.75m x 5.41m (18' 10" x 17' 9")

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TENURE

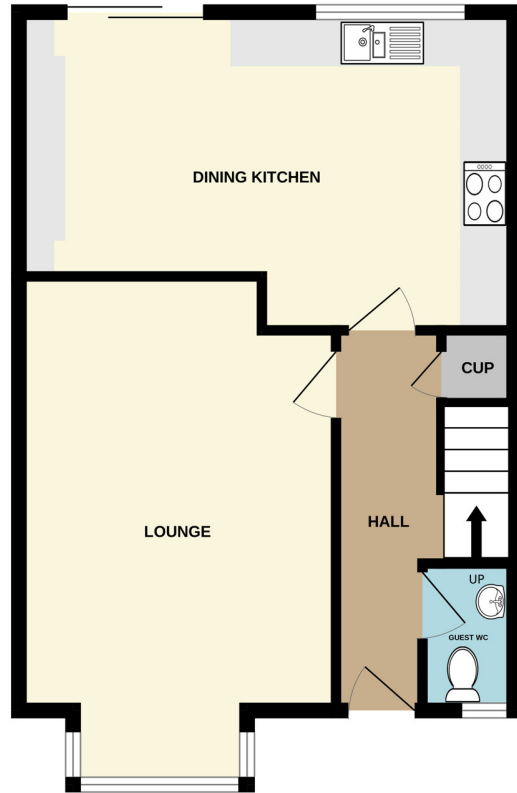
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

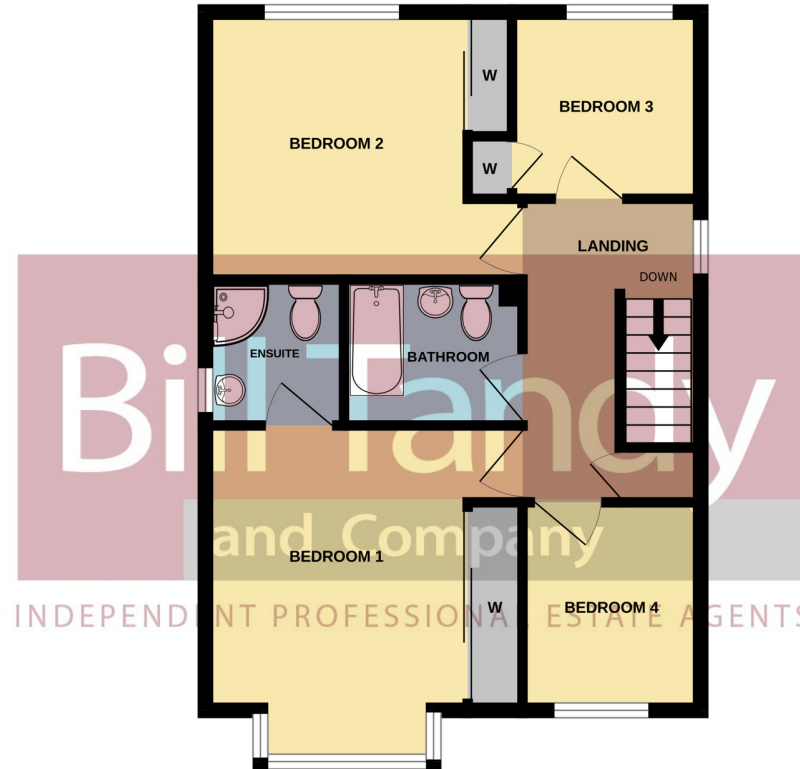
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

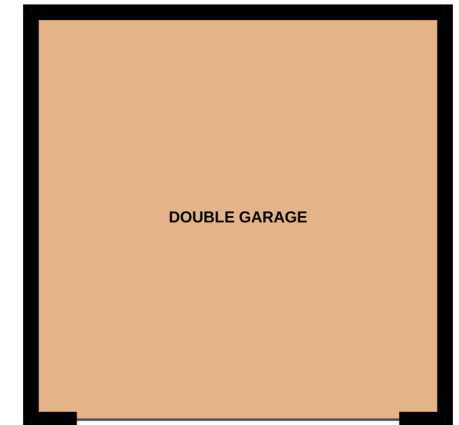
GROUND FLOOR



1ST FLOOR



GARAGE



1 HAWKESMOOR DRIVE, LICHFIELD WS14 9YH

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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