



41a Sandfield Meadow, Lichfield, Staffordshire, WS13
6NH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

41a Sandfield Meadow, Lichfield, Staffordshire, WS13 6NH

£299,000

Bill Tandy and Company are delighted to offer for sale this semi detached house which is situated on the highly popular Darwin Park estate within a short distance of the city centre of Lichfield, Waitrose store and is ideal for commuting. Lichfield city offers a variety of shopping and leisure facilities including the popular Market Square, Library, Beacon Park, bus and railway stations providing access to Birmingham and London. The excellent road network offers ease of access to many commercial centres and beyond. This semi detached property is offered with the benefit of no upward chain and briefly comprises hall, guests cloakroom, lounge/dining room, kitchen, three first floor bedrooms, one with en suite shower room, and family bathroom. There is a rear garden, garage and parking.



CANOPY PORCH

leading to the obscure double glazed front entrance door opening to:

RECEPTION HALL

having radiator, stairs to first floor accommodation and doors opening to:

GUESTS CLOAKROOM

having an obscure double glazed window to side, radiator, pedestal wash hand basin with tiled surround and low flush W.C.

LOUNGE/DINING ROOM

4.54m x 4.16m (14' 11" x 13' 8") having double glazed window and French doors to rear, two radiators and useful under stairs storage cupboard.

KITCHEN

3.13m x 2.44m (10' 3" x 8' 0") having double glazed window to front, radiator, a range of modern base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards, tiled splashbacks, inset stainless steel sink unit with drainer, inset Bosch oven with four ring gas hob and extractor fan above, spaces for fridge/freezer, washing machine and dishwasher and concealed unit space for the Ideal boiler.

FIRST FLOOR LANDING

having loft access, airing cupboard and doors leading off to further accommodation.

BEDROOM ONE

3.05m x 2.56m (10' 0" x 8' 5") having double glazed window to front, radiator and built-in double wardrobe. Door to:

EN SUITE SHOWER ROOM

having radiator, pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.



BEDROOM TWO

3.00m x 2.58m (9' 10" x 8' 6") having double glazed window to rear and radiator.

BEDROOM THREE/OFFICE

2.14m max x 1.92m (7' 0" max x 6' 4") presently being used as a home office and having UPVC double glazed window to rear and radiator.

BATHROOM

having an obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment.

OUTSIDE

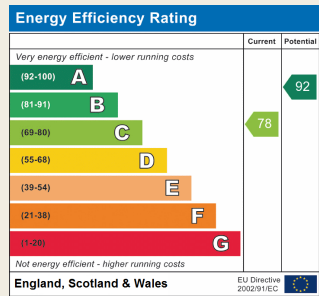
To the rear of the property is a paved patio and shaped lawn with paved pathway leading to the rear of the garden with gate to parking and garage, useful bin storage area and fenced and walled perimeters.

GARAGE AND PARKING

Positioned to the rear of the property.

COUNCIL TAX

Band D.



TENURE

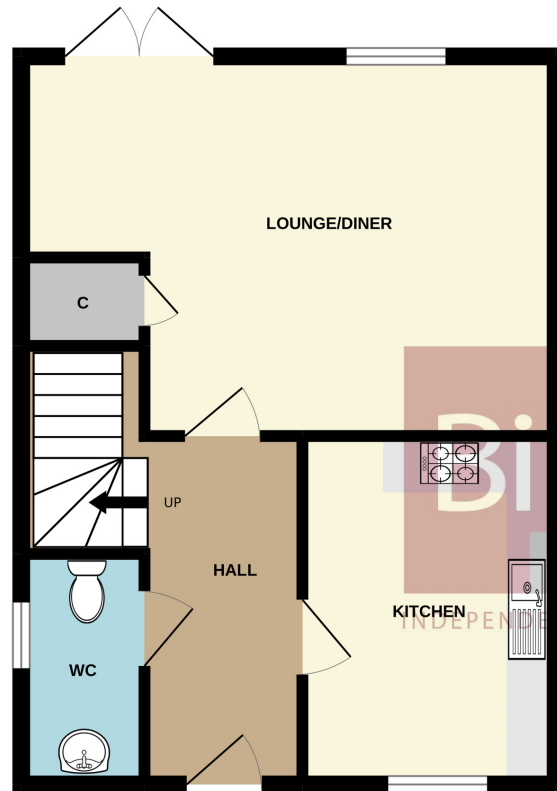
Our client advises us that the property is Freehold.
Should you proceed with the purchase of the property
these details must be verified by your solicitor.

VIEWING

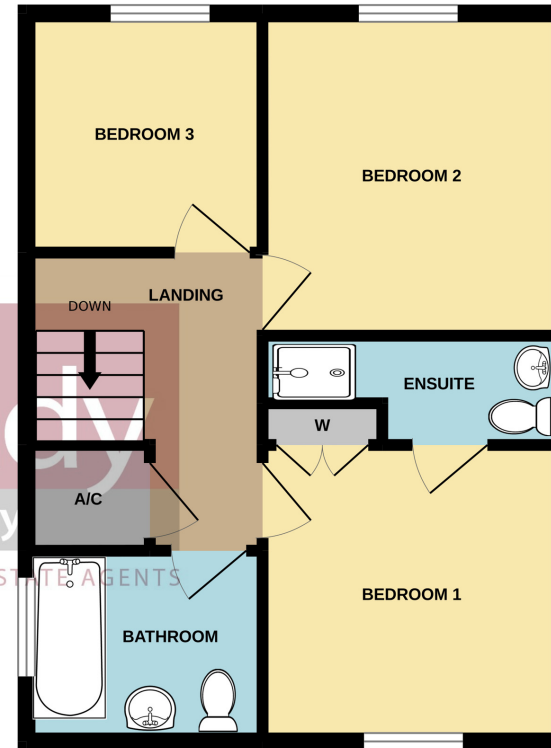
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ
on 01543 419400 or lichfield@billtandy.co.uk

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



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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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