



3 Colton Avenue, Streethay, Lichfield, Staffordshire, WS13
8GG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**3 Colton Avenue, Streethay,
Lichfield, Staffordshire, WS13 8GG**

£500,000 Offers Over

Bill Tandy and Company are delighted in offering for sale this modern detached family home, recently built by Miller Homes, superbly positioned within the highly sought after development of Roman Heights in Streethay. One of the distinct features of the property is its superb secluded and tucked-away setting with the property being one of only three properties on this small cul de sac. There are stunning open views to front with grassed tree-lined frontage, and early viewings are strongly recommended for the property to be fully appreciated. This Buchan design property by Miller Homes was built on one of the early stages of the development and has surprisingly high ceilings on both floors. The accommodation briefly comprises canopy porch, hall, guests cloakroom, lounge with feature media wall, study, open plan dining kitchen, utility room, four first floor bedrooms, one having an en suite shower room, and family bathroom. There is parking to the side, a superbly landscaped rear garden and the garage has been partially converted to provide a superb entertaining garden room. Streethay enjoys a superb range of nearby facilities including Co-op superstore, Bod cafe and take-away restaurants and further facilities are available in the nearby cathedral city of Lichfield. The property is within walking distance of Trent Valley railway station providing links to London and Birmingham.



CANOPY PORCH

having double glazed front entrance door opening to:

RECEPTION HALL

having polished porcelain tiled floor, radiator, staircase to first floor accommodation, useful under stairs storage and doors open to:

GUESTS CLOAKROOM

having polished porcelain tiled floor, chrome heated towel rail and modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

LOUNGE

4.70m x 3.31m (15' 5" x 10' 10") having double glazed French doors to rear garden, two radiators, feature herringbone LVT floor and a feature media wall with recess ideal for sound bar and wall mounted T.V. and contemporary flame effect electric fire.

STUDY

2.20m x 1.91m (7' 3" x 6' 3") having double glazed window to front with open views, radiator and built-in desk and storage cupboards.

DINING KITCHEN

6.80m x 2.60m (22' 4" x 8' 6") this superb open plan dining kitchen has double glazed windows to front and rear, radiators, polished porcelain tiled floor, ceiling light point, spotlighting, modern Shaker style base cupboards with preparation work tops above, herringbone style tiled splashback surround, wall mounted cupboards with under-unit lighting, inset stainless steel one and a half bowl sink, Zanussi five ring gas hob with extractor fan above, built-in Zanussi double oven and grill, space for fridge/freezer and integrated dishwasher.



UTILITY ROOM

1.77m x 1.69m (5' 10" x 5' 7") having obscure double glazed door to rear garden, polished porcelain tiled floor, radiator, base and wall mounted storage cupboards, square edge preparation work top with inset sink and space below for washing machine and tumble dryer, herringbone style tiled splashback surround and space housing the concealed Potterton boiler.

FIRST FLOOR LANDING

having loft access, airing cupboard housing Megaflo hot water cylinder, radiator and doors open to:

BEDROOM ONE

3.41m x 3.03m plus wardrobe (11' 2" x 9' 11" plus wardrobe) having double glazed window to front providing stunning views over the front open lawned tree-lined area, radiator, fitted wardrobes with sliding mirrored doors and door to:

EN SUITE SHOWER ROOM

2.13m x 1.92m (7' 0" x 6' 4") having obscure double glazed window to front, chrome heated towel rail, suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and shower cubicle with twin headed shower appliance over, tiled floor and ceiling spotlighting.



BEDROOM TWO

3.67m into wardrobe x 2.69m (12' 0" into wardrobe x 8' 10") having double glazed window to rear, radiator and built-in wardrobes with sliding mirrored doors.

BEDROOM THREE

2.96m x 2.69m max (2.38m min) (9' 9" x 8' 10" max 7'10" min) having double glazed to front providing views over the open lawned tree-lined area and radiator.

BEDROOM FOUR

2.98m x 2.30m (9' 9" x 7' 7") having double glazed window to rear and radiator.

FAMILY BATHROOM

2.93m x 1.59m (9' 7" x 5' 3") having obscure double glazed window to rear, chrome heated towel rail, attractive tiling, modern suite comprising wall mounted wash hand basin, low flush W.C., twin ended bath and shower cubicle with twin headed shower appliance over, tiled flooring and ceiling spotlighting.



OUTSIDE

There is a parking area to the left hand side of the property with side gated access to the rear garden and access to the converted garage. One of the distinct features of the property is its superbly landscaped rear garden having a raised decked patio, further paved patio areas, well stocked and mature flower bed borders, shaped lawn, side gate, external power and water tap and small garden area behind the garage providing a useful space for storage shed.

GARDEN ROOM/GARAGE

5.83m max x 2.70m (19' 2" max x 8' 10") this superbly converted garage still retains the electrically operated roller shutter door for multi purpose use. This superb garden entertaining room comprises a useful side door to garden, exposed vaulted ceiling, laminate floor sliding doors to storage and as previously mentioned, roller opening door to front parking area.

COUNCIL TAX

Band F.

FURTHER INFORMATION

Mains drainage, water, electricity and gas are 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		91
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

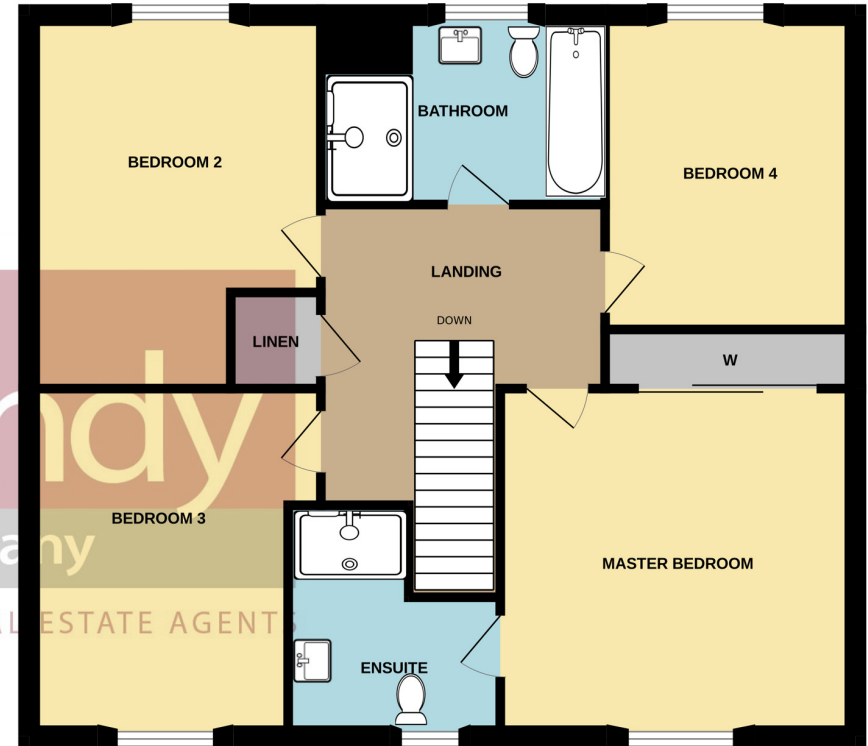
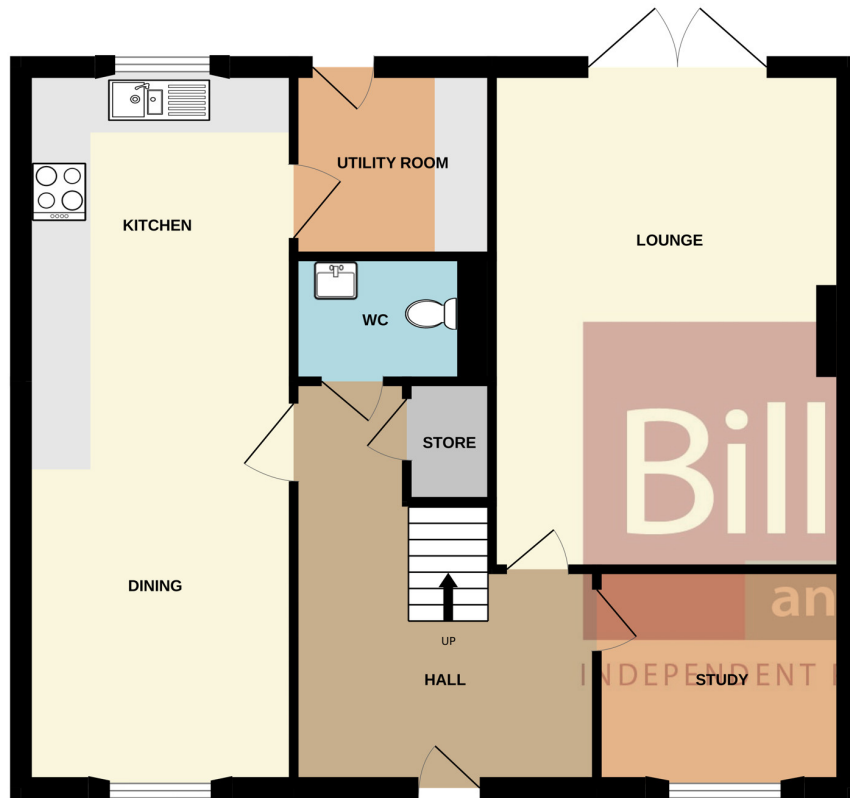
VIEWING

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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