



50 Deykin Road, Lichfield, Staffordshire, WS13 6PS

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Bill Tandy and Company are delighted to offer for sale this modern detached family home located on the highly sought after development of Darwin Park and superbly positioned next to the Cathedral Walk in the heart of the development and within walking distance of Lichfield city centre. The property, which needs to be viewed to be fully appreciated, comprises reception hall, guests cloakroom, lounge, dining room, study, breakfast kitchen with bay window overlooking the rear garden, utility room, four first floor bedrooms, one having en suite shower room, and family bathroom. Externally the property sits on a superb plot with garage and parking to the rear and rear garden.



RECEPTION HALL

approached via an obscure double glazed front entrance door and having tiled floor, stairs to first floor with under stairs storage cupboard, radiator and doors to:

GUESTS CLOAKROOM

having radiator, low flush W.C., pedestal wash hand basin and tiling.

LOUNGE

5.17m max into bay x 3.24m (17' 0" max into bay x 10' 8") having wood style laminate floor, walk-in bay window to rear with French doors and double glazed windows to rear, two radiators and the feature and focal point of the room is its fireplace with a marble hearth and inset, surround with mantel above and gas fire.

DINING ROOM

2.71m x 2.68m (8' 11" x 8' 10") having wood style laminate floor, double glazed window to front and radiator.

STUDY

2.21m x 2.00m (7' 3" x 6' 7") having double glazed window to front and radiator.

BREAKFAST KITCHEN

4.30m max into bay x 2.70m (14' 1" max into bay x 8' 10") having tiled floor, radiator, base cupboards and drawers with round edge work tops, mosaic style tiled surround, wall mounted storage cupboards, inset stainless steel one and a half bowl sink unit, inset Bosch double oven and grill with four ring gas hob above and extractor fan, space for dishwasher, superb walk-in double glazed bay window to rear and door to:



UTILITY ROOM

1.73m x 1.71m (5' 8" x 5' 7") having double glazed door to rear garden, round edge work top provides space below for washing machine, space for American style fridge/freezer, tiled floor, radiator and Ideal boiler.

FIRST FLOOR LANDING

having loft access, airing cupboard and doors open to:

BEDROOM ONE

3.32m x 3.31m (10' 11" x 10' 10") having double glazed window to front, radiator and two built-in double wardrobes. Door opens to:

EN SUITE SHOWER ROOM

1.76m x 1.75m (5' 9" x 5' 9") having obscure double glazed window to front, radiator and modern suite comprising pedestal wash hand basin with tiled surround with mosaic border, low flush W.C. and shower enclosure with shower appliance over.

BEDROOM TWO

2.83m x 2.281m (9' 3" x 0' 11") having double glazed window to front, radiator and useful built-in wardrobe.



BEDROOM THREE

2.83m x 2.83m (9' 3" x 9' 3") having double glazed window to rear, radiator and useful built-in double wardrobe.

BEDROOM FOUR

2.82m x 2.52m (9' 3" x 8' 3") having double glazed window to rear and radiator.

BATHROOM

2.21m x 1.79m (7' 3" x 5' 10") having an obscure double glazed window to rear, radiator and modern white suite comprising pedestal wash hand basin with tiling surround, low flush W.C. and 'P' shaped shower bath with shower screen and twin headed shower over.

OUTSIDE

To the rear of the property is a paved patio area, gravelled and paved pathway leads to a rear gate, shaped lawn with herbaceous borders with low level trees and shrubs. There is an allocated parking space to the rear.

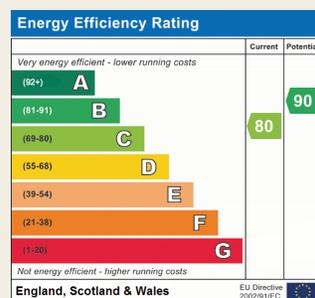
SINGLE GARAGE

(not measured)



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

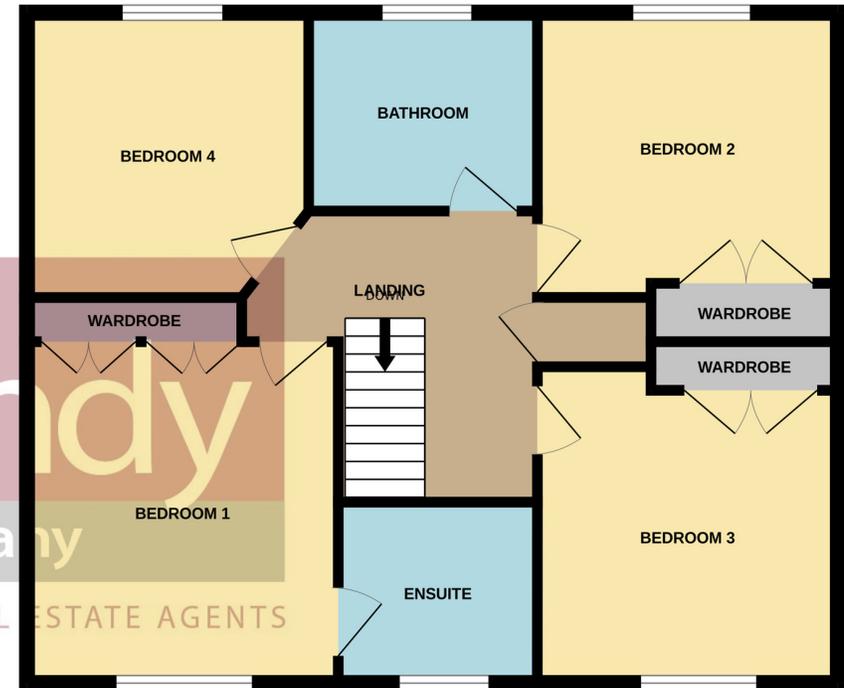
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

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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