



12 Swan Road, Lichfield, Staffordshire, WS13 6QZ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

12 Swan Road, Lichfield, Staffordshire, WS13 6QZ

£289,950

Homes in Lichfield don't come more convenient than this, with its wonderfully central location on Swan Road - just moments walk to all the city centre amenities. Add to that a lovely view of the cathedral spires at the rear, this delightful property is beautifully presented having been much improved with contemporary style and features. Available with the benefit of no upward chain and the potential for an early completion, this stylish property offers a wonderful opportunity for a discerning buyer. To fully appreciate the quality of this lovely family home, an early viewing would be strongly recommended.



RECEPTION HALL

approached via a UPVC composite entrance door with obscure glazed insert and having double glazed windows to each side, laminate flooring and downlighters. This space is comfortably big enough to house a desk or work station making it an ideal study area.

LOUNGE

5.40m x 3.30m (17' 9" x 10' 10") having UPVC double glazed window to front, a continuation of the laminate flooring, low energy downlighters, double radiator and double glazed double French doors opening out to the rear garden.

OPEN PLAN DINING KITCHEN AREA

5.40m x 3.64m (17' 9" x 11' 11") the kitchen is well equipped with ample work surface space with base white gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric oven with four ring induction hob and concealed extractor hood with splashback, integrated microwave, built-in washing machine and dishwasher each with matching fascias, kickboard LED lighting, freestanding fridge/freezer, a continuation of the laminate flooring, UPVC composite double glazed door to rear garden, dual aspect UPVC double glazed windows, low energy downlighters, concealed Glow-worm combination gas central heating boiler and stairs leading off with cupboard space beneath.

FIRST FLOOR LANDING

having low energy downlighters.

BEDROOM ONE

3.60m x 2.70m (11' 10" x 8' 10") having UPVC double glazed window to front, double radiator, useful built-in store cupboard and sliding mirrored wardrobe.



BEDROOM TWO

3.20m x 2.70m (10' 6" x 8' 10") having UPVC double glazed window to front, built-in store cupboard and radiator.

BEDROOM THREE

2.70m x 2.43m (8' 10" x 8' 0") having UPVC double glazed window to rear with pleasant views to the cathedral spires and double radiator.

RE-FITTED BATHROOM

having a Villeroy and Boch suite comprising panelled bath with thermostatic shower fitted over and glazed screen, pedestal wash hand basin and W.C., co-ordinated ceramic wall tiling, obscure UPVC double glazed window, chrome heated towel rail/radiator, ceramic floor tiling and low energy downlighters.

SEPARATE W.C.

having a close coupled W.C., corner wash hand basin with tiled splashback, radiator, tiled flooring and obscure glazed window to rear.

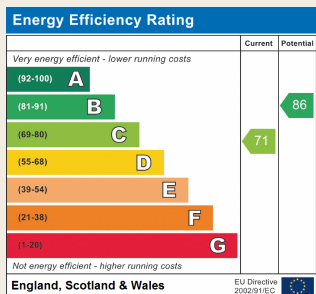


OUTSIDE

The front of the property has a pedestrian approach with a gravelled frontage and slabbed pathway with picket fence surround. To the rear is a landscaped garden area with double electric gates leading to the block paved driveway where there is ample parking for a couple of cars. The garden area has artificial lawn, flower and herbaceous borders and a useful garden storage shed with power point plus an additional external power socket and decorative lighting, cold water tap and personal access gate to the rear service road.

COUNCIL TAX

Band B.



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.

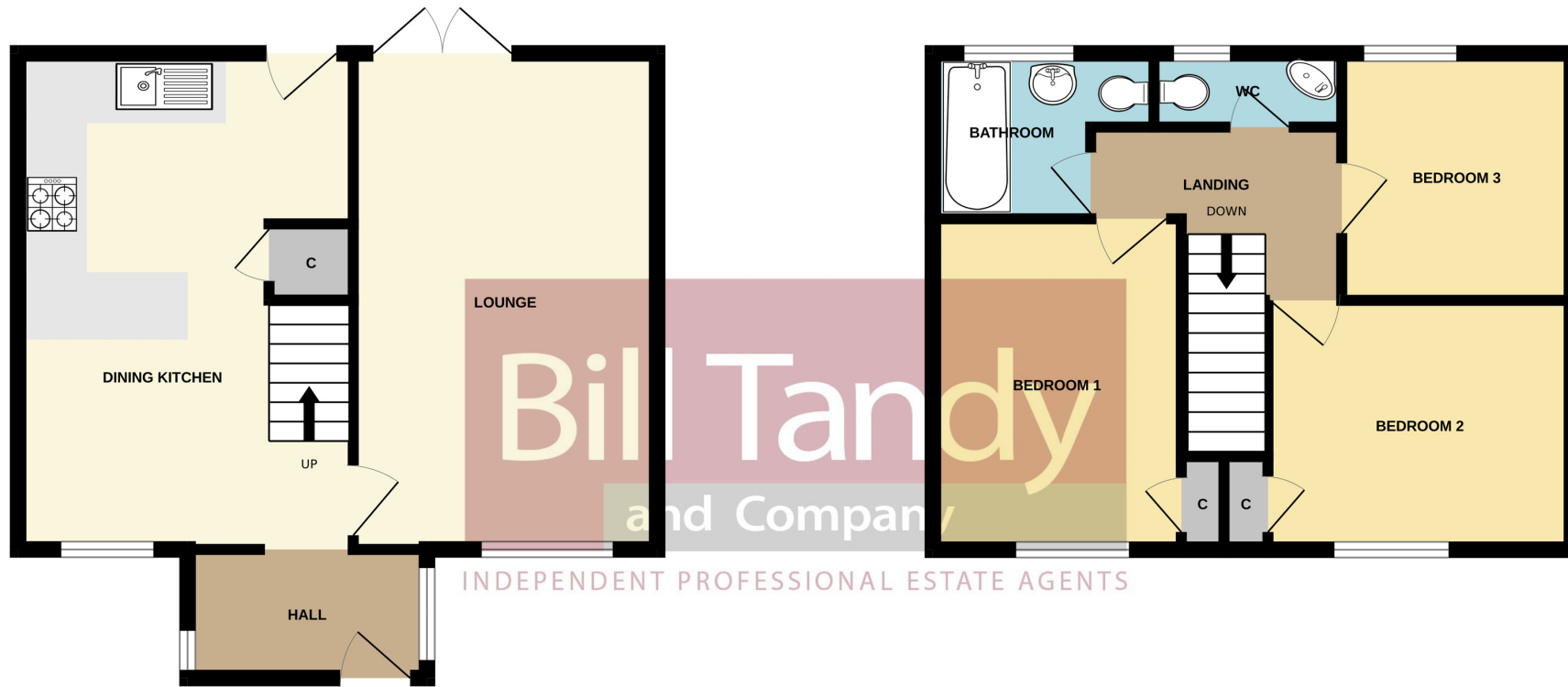
VIEWING

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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