



3 Orchard Close, Lichfield, Staffordshire, WS13 7DN

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

3 Orchard Close, Lichfield, Staffordshire, WS13 7DN

£335,000

Bill Tandy and Company are delighted to offer for sale this substantially improved and modern Bungalow, superbly positioned on the small and select cul de sac of Orchard Close, located off Ferndale Road. There are local facilities including Morrisons supermarket and Beacon Park, and the property is within walking distance of Lichfield's cathedral city centre which offers a broad array of shopping and leisure facilities. The bungalow comprises an entrance porch, reception hall, lounge with feature fireplace, modern kitchen and laundry room, two double bedrooms both with built-in wardrobes and a modern shower room. Externally the property offers a well-cared-for garden to both front and rear with parking and additional garage. The property further benefits from no upward chain and early viewings are highly recommended.



ENTRANCE PORCH

approached via a UPVC double glazed entrance door and having obscure double glazed window to side, tiled flooring and door to:

RECEPTION HALL

having door to laundry, radiator and further door to:

LOUNGE/DINING ROOM

4.73m x 3.95m (15' 6" x 13' 0") the feature and focal point of the room is its stunning fireplace having a marble style heart, inset surround and mantel above with a contemporary inset gas fire, double glazed window to front and radiator.

MODERN KITCHEN

3.30m x 2.44m (10' 10" x 8' 0") having double glazed window overlooking the garden, a range of updated units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted units, inset one and a half bowl stainless steel sink unit, inset Electrolux oven with four ring gas hob and extractor fan above, dresser style wall units with glazed display cabinets, integrated fridge and freezer and an obscure glazed door opens to:

LAUNDRY ROOM

2.15m x 1.78m (7' 1" x 5' 10") having radiator, round edge work top with space below for washing machine and tumble dryer, base storage cupboard, double glazed window to rear and door to:

REAR PORCH

having door to garden and further door to garage.

INNER HALL

approached from the lounge and provides access to the bedrooms and has a generously sized store cupboard and further doors open to:

BEDROOM ONE

3.70m x 3.13m (12' 2" x 10' 3") having double glazed window



BEDROOM TWO

3.46m x 2.72m (11' 4" x 8' 11") having double glazed window to rear, radiator and built-in double wardrobe.

MODERN SHOWER ROOM

having an obscure double glazed window to rear, chrome heated towel rail, modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and double width shower cubicle with tiled and aqua boarding surround.

OUTSIDE

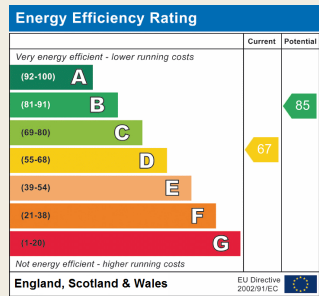
The property is located in this small and select cul de sac of Orchard Close and located off Ferndale Road. To the front is a block paved driveway providing parking and access to the front door and garage. There is a shaped lawned foregarden with surrounding flower bed borders. To the rear of the property is a paved patio area and a shaped lawn beyond, feature flower bed borders and a fenced surround.

GARAGE

4.86m x 2.35m (15' 11" x 7' 9") having double doors to front and door to rear porch.

COUNCIL TAX

Band C.



TENURE

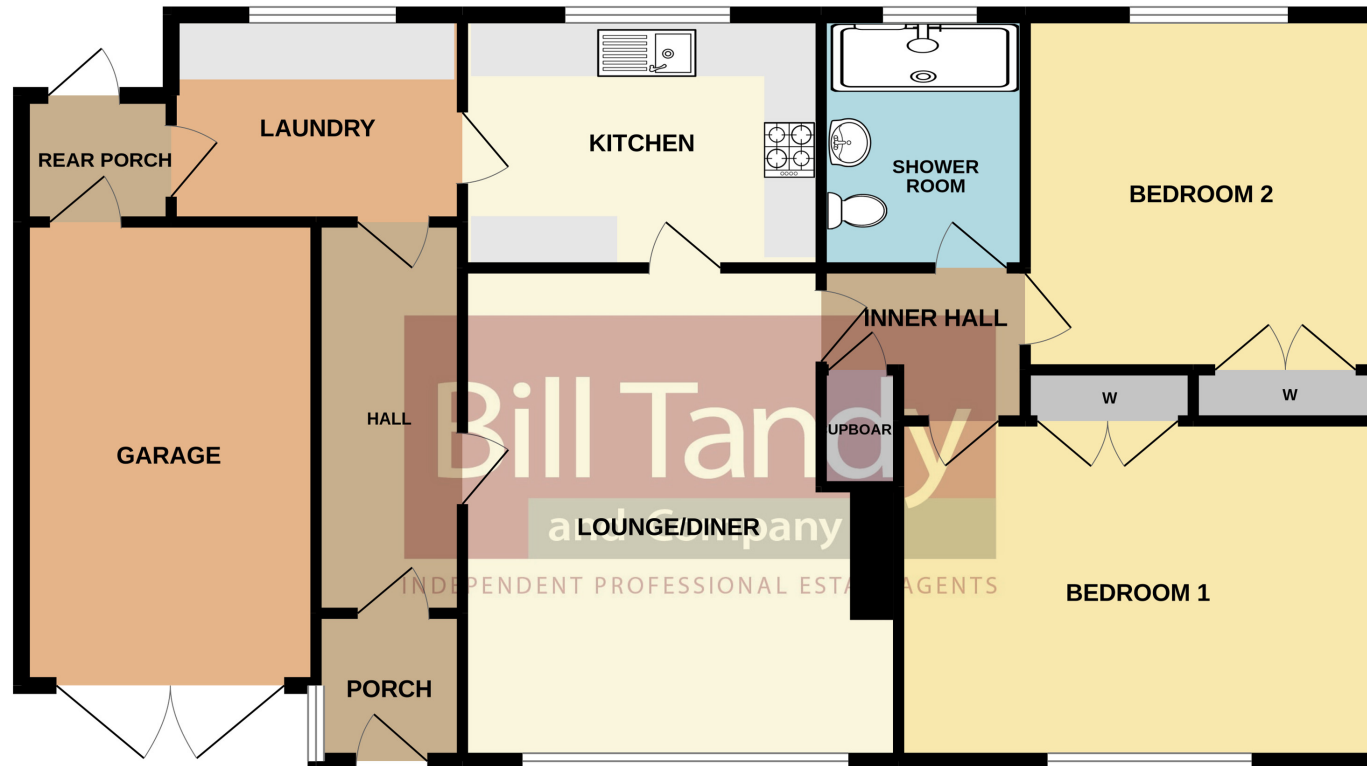
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



3 ORCHARD CLOSE, LICHFIELD, WS13 7DN

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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