

DRAFT

2 Norwich Close, Lichfield, Staffordshire, WS13 7SJ

SOUTHWARK CLOSE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Norwich Close, Lichfield, Staffordshire, WS13 7SJ

£365,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this modern and extended detached family home offering a superb corner plot position in the cul de sac of Norwich Close. The property is located a short distance away from the city centre of Lichfield with its comprehensive range of facilities and Beacon Park. The property itself has been superbly extended to provide a wealth of accommodation and provides a deceptively spacious aspect from the front view and an internal viewing is strongly encouraged. The accommodation comprises entrance porch, reception hall, lounge, separate dining room, garden/sitting room, modern kitchen, utility, guests cloakroom, three first floor bedrooms and an updated shower room. There are gardens to front, side and rear, parking to front and garage.



ENTRANCE PORCH

approached via a composite double glazed front entrance door and having double glazed windows to front and side and internal door opens to:

RECEPTION HALL

having staircase to first floor with oak wooden handrail, radiator and doors open to:

LOUNGE

4.32m x 3.43m (14' 2" x 11' 3") having double glazed bow window to front, radiator and the feature and focal point of the room is the fireplace having a marble hearth, inset, surround and mantel housing a flame effect electric fire.

KITCHEN

3.11m x 2.55m (10' 2" x 8' 4") this superbly updated and modern kitchen has a range of cream Shaker base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, under-counter lighting, inset stainless steel one and a half bowl sink with swan neck mixer tap, inset New World oven and grill, New World four ring electric hob with extractor fan above, pull-out corner carousel unit, integrated fridge, double glazed window overlooking the rear garden and useful under stairs store cupboard.

DINING ROOM

3.13m x 2.44m (10' 3" x 8' 0") having radiator and a square archway leading to:

GARDEN SITTING ROOM

2.66m x 2.07m (8' 9" x 6' 9") this useful additional T.V./sitting room having double glazed picture window overlooking the garden, double glazed French door to side, tiled flooring and radiator.



UTILITY

3.17m x 2.32m (10' 5" x 7' 7") having double glazed window and composite door to rear garden, radiator, door to garage, base and wall mounted storage cupboards, round edge work top, inset stainless steel sink with tiled splashback surround, spaces for washing machine and tumble dryer and further space for fridge/freezer.

GUESTS CLOAKROOM

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

FIRST FLOOR LANDING

having double glazed window to side providing superb potential (subject to planning permission) for access to be extended above the garage if required, loft access, airing cupboard with tank and shelving above and doors open to:

BEDROOM ONE

3.92m x 3.34m max (3.07m min) (12' 10" x 10' 11" max 10' 1" min) having double glazed window to front and radiator.

BEDROOM TWO

3.65m x 3.35m max (2.82m min) (12' 0" x 11' 0" max 9' 3" min) having double glazed window to rear and radiator.



BEDROOM THREE

2.91m x 2.02m (9' 7" x 6' 8") having double glazed window to front, radiator and useful over stairs store cupboard.

UPDATED SHOWER ROOM

2.27m x 1.51m (7' 5" x 4' 11") having obscure double glazed windows to rear and side, chrome heated towel rail, modern white suite comprising vanity unit with storage and inset wash hand basin, low flush W.C. and shower enclosure with shower over and full ceiling height tiled splashback surround.

OUTSIDE

The property is superbly located on a commanding corner position enjoying gardens to both front, side and rear providing a generous sized plot. There is a block paved front driveway having side gate and leading to the garage and front entrance door, and there is a sweeping lawned foregarden which extends to the right hand side of the property and there are paved and gravelled features, flower bed borders and gate to rear. Set to the rear is a generous paved patio area and retaining walls leading to a raised shaped lawn, gravelled rear terrace with screened area ideal for storage shed, flower bed borders and fenced and walled surround.



GARAGE

5.44m x 2.53m (17' 10" x 8' 4") approached via an up and over entrance door and having door to utility, loft access, light and power supply and Baxi boiler.

LOCATION

One of the distinct features of the property is its location within the cathedral city of Lichfield offering superb facilities including the private independent cathedral school, vibrant shops and restaurants including a Michelin star restaurant and gastro pubs. There is also the Garrick Theatre and Beacon Park. The property is ideal for commuters with nearby access to train lines to London Euston and Birmingham New Street from Lichfield City and Trent Valley stations.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIERS

Mains water drainage- South Staffs/Severn Trent. Electricity and Gas supplier - British Gas. T.V and Broadband - BT. 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		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

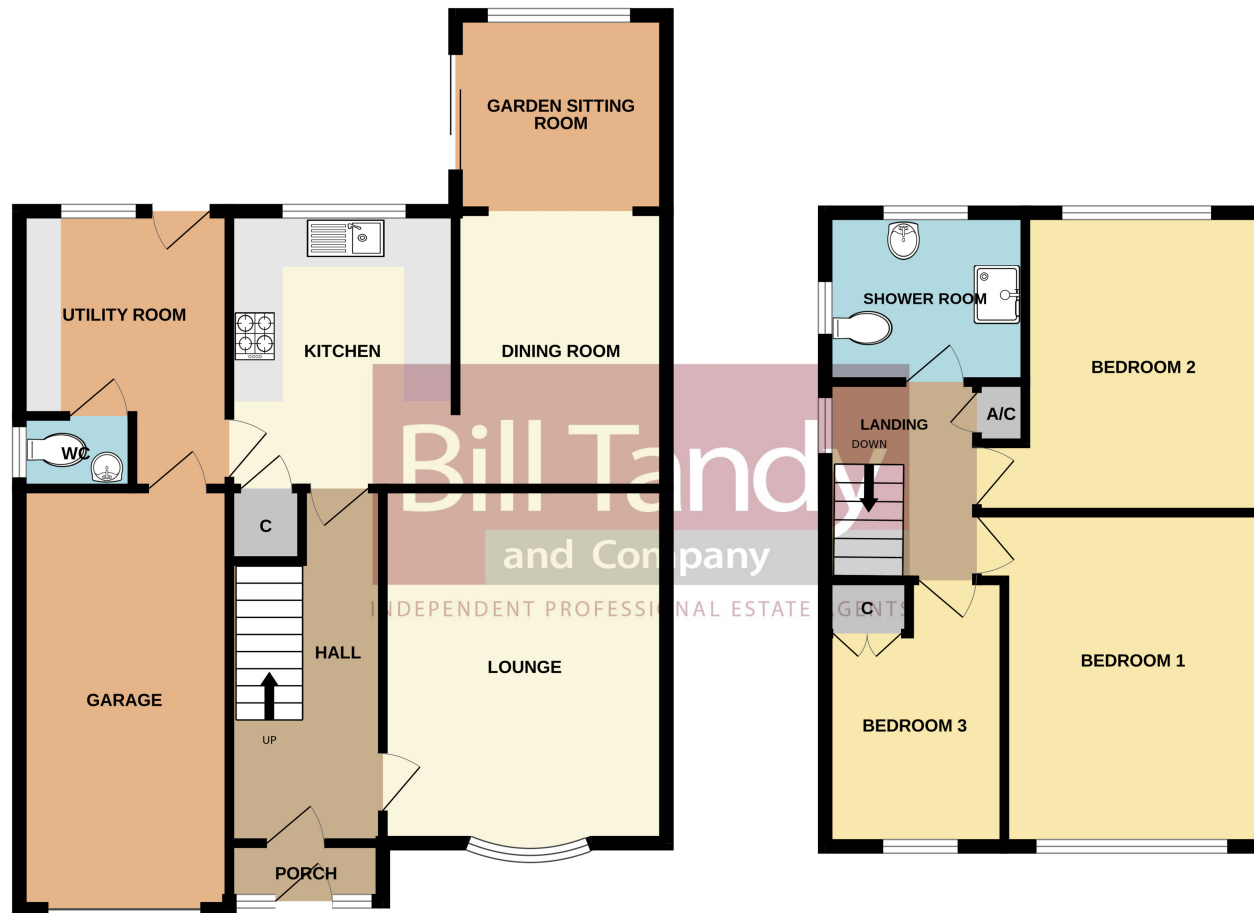
VIEWING

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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