



5 Hayes View, Lichfield, Staffordshire, WS13 7BT

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

5 Hayes View, Lichfield, Staffordshire , WS13 7BT

£350,000

Bill Tandy and Company are delighted in offering for sale this extended semi detached house located on the small and select cul de sac of Hayes View. Positioned off Lynfield Road and located on the northern side of Lichfield, the property is superbly located within walking distance of Beacon Park, Morrisons supermarket and the desirable Friary secondary school. Properties rarely come onto the market in this cul de sac, and for this reason we strongly urge early viewings for the property to be fully appreciated. The accommodation briefly comprises porch, reception hall, guests cloakroom, lounge, dining family room, kitchen, three double first floor bedrooms, updated shower room and separate W.C. Externally there is parking to the front, garage and gardens to front and rear.



ENTRANCE PORCH

approached via an obscure double glazed composite door and having door to garage and an obscure glazed door opens to:

RECEPTION HALL

having laminate floor, stairs to first floor, radiator and doors open to:

GUESTS CLOAKROOM

having a modern white suite comprising vanity unit with inset wash hand basin and low flush W.C., and qua-boarding surround.

SITTING/DINING ROOM

5.50m x 3.40m (18' 1" x 11' 2") superbly extended and having double glazed window to front, radiator and additional small obscure double glazed window to side.

LOUNGE

4.07m max x 3.45m (13' 4" max x 11' 4") having double glazed windows and French doors to rear garden, laminate floor, radiator and a feature and focal point fireplace having a marble hearth with matching inset, wooden surround with mantel and an inset gas fire.

KITCHEN

3.10m x 2.39m (10' 2" x 7' 10") having double glazed windows to rear and side, tiled floor, radiator, base cupboards and drawers surmounted by round edge work tops, tiling surround, wall mounted cupboards, display cabinets, inset stainless steel one and a half bowl sink and spaces ideal for fridge and cooker.

FIRST FLOOR LANDING

having obscure double glazed window to side with a leaded light stained glass feature and loft access with loft ladder leading to a partly boarded loft with light. Doors open to:



BEDROOM ONE

4.18m max (3.40m min) x 3.78m (13' 9" max 11'2" min x 12' 5") having double glazed window to front and radiator.

BEDROOM TWO

4.09m x 3.48m (13' 5" x 11' 5") having double glazed window to rear, radiator and range of fitted bedroom furniture comprising wardrobes, storage and bedside cabinet.

BEDROOM THREE

3.80m x 2.86m (12' 6" x 9' 5") having double glazed window to front and radiator.

RE-FITTED SHOWER ROOM

2.32m x 2.08m (7' 7" x 6' 10") superbly updated with a modern white suite comprising vanity unit with inset wash hand basin and double width shower enclosure with shower appliance over, part tiled and aqua-boarding surround, chrome heated towel rail and ceiling spotlighting.



SEPARATE W.C.

having an obscure double glazed window to rear, radiator, low flush W.C. and half ceiling height tiled splashback surround.

OUTSIDE

The property is superbly located on this very sought after and small cul de sac of Hayes View. To the front of the property is a block paved driveway with access to the garage and front entrance door. One of the distinct features of the property is its low maintenance rear garden having a generous paved patio area, block paved pathway and circular feature set beyond, herbaceous borders, mature trees and shrubs, side gated access and door to under stairs store.

GARAGE

4.82m x 2.26m (15' 10" x 7' 5") approached via double doors and having inner courtesy door, wall mounted boiler and useful utility area set to the rear ideal for white goods.

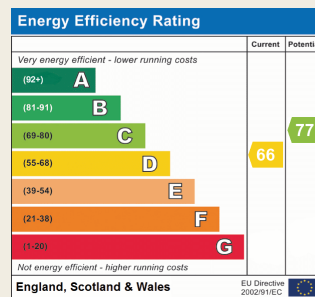
COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.

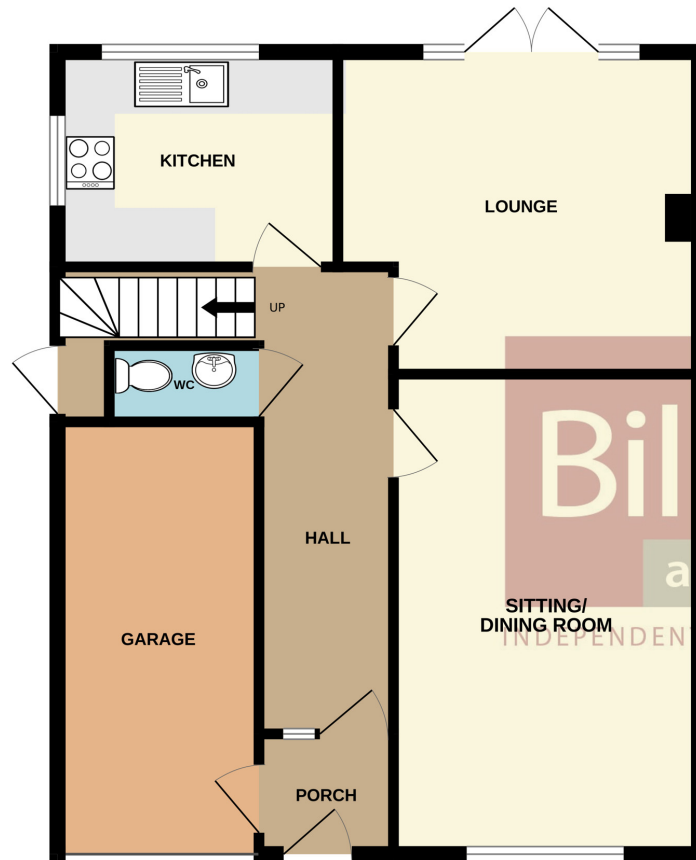


VIEWING

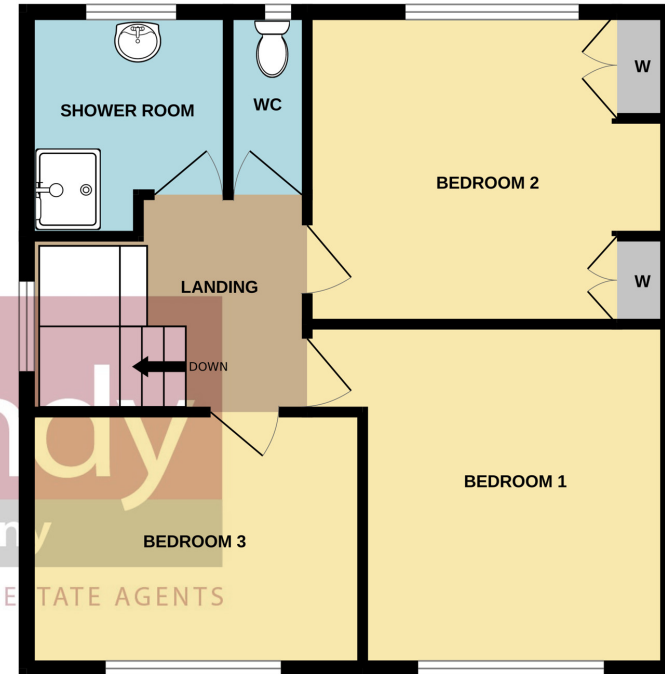
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



5 HAYES VIEW, LICHFIELD, WS13 7BT

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.
Made with Metropix ©2025

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS