

Bill Tandy
and Company

23 Sturgeons Hill, Lichfield, Staffordshire, WS14 9AW

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£400,000

With its undeniable credentials as a convenient and centrally located family home, this traditional property enjoys a lovely peaceful setting. The rear garden is a haven full of mature trees and privacy. With undeniable potential, this lovely traditional family home has enormous scope for an imaginative buyer. Having been well-loved by the present owners over many years, the property is now ready for its next journey with a wonderful opportunity for modernisation and improvement. Available with the benefit of no upward chain and the potential for early completion, viewing this fine traditional period family home is strongly encouraged.



RECEPTION HALL

approached via a UPVC double glazed entrance door and having double radiator, stairs leading off, central heating thermostat and glazed door to:

FAMILY LOUNGE

3.84m x 3.80m (12' 7" x 12' 6") having UPVC double glazed window to front, coving, ceiling rose and glazed double sliding doors opening to:

DINING ROOM

4.00m x 3.80m (13' 1" x 12' 6") having tiled fireplace, UPVC double glazed window to rear, under stairs storage cupboard, coved cornice, ceiling rose and glazed door to:

KITCHEN

3.97m x 3.00m (13' 0" x 9' 10") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for electric cooker with extractor hood, free-standing Baxi gas central heating boiler, radiator, UPVC double glazed window and door to outside and door to:

BEDROOM FOUR/STUDY

3.00m max (2.40m min) x 2.70m (9' 10" max 7'10" min x 8' 10") a versatile room having radiator, UPVC double glazed door to outside, window to same, coving and glazed sliding door opening to:

EN SUITE SHOWER ROOM

having tiled shower cubicle with Triton shower fitment, pedestal wash hand basin, close coupled W.C., UPVC double glazed windows to side and rear, double radiator and Dimplex electric fan heater.

FIRST FLOOR LANDING

having radiator and doors leading off to:



BEDROOM TWO

4.70m x 3.85m (15' 5" x 12' 8") having fitted wardrobes, bedside shelving and overhead storage cupboards and two UPVC double glazed windows to front.

BEDROOM THREE

3.80m x 3.00m (12' 6" x 9' 10") having double radiator and UPVC double glazed window to rear.

BATHROOM ONE

having a suite comprising panelled bath with Triton shower fitment, pedestal wash hand basin and close coupled W.C., radiator, Dimplex electric fan heater, UPVC double glazed window, light and shaver point.

BATHROOM TWO

having panelled bath with Triton shower over, close coupled W.C., pedestal wash hand basin, UPVC double glazed window to rear, Dimplex fan heater, built-in airing cupboard housing a pre-lagged hot water cylinder and linen shelving, radiator and shaver/light point.

SECOND FLOOR

approached via a staircase rising to a half landing with skylight and steps to:



BEDROOM ONE

6.20m max x 4.70m (20' 4" max x 15' 5") having UPVC double glazed dormer window to rear, double radiator and built-in store cupboard.

OUTSIDE

The property is set back from the road with a driveway providing parking for a couple of cars with gated side shared entrance. To the rear of the property is a blue brick courtyard to the immediate rear of the property with cold water tap and gated entrance to the right of way, with further fence and gate leading on to the garden. The rear garden widens to a substantial private mature garden with established trees and shrubs, fenced and hedged perimeters, useful garden shed, summerhouse and greenhouse.

COUNCIL TAX

Band C.

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Telephone connected. 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(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.

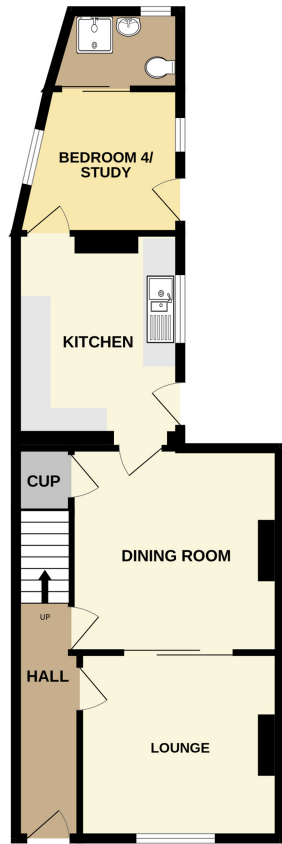


VIEWING

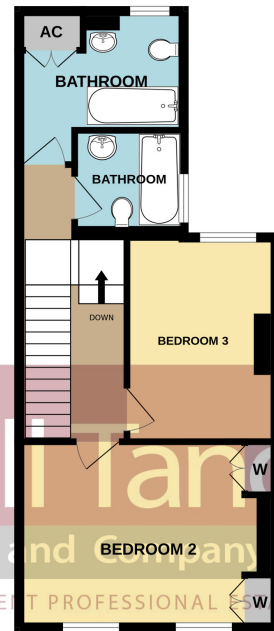
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

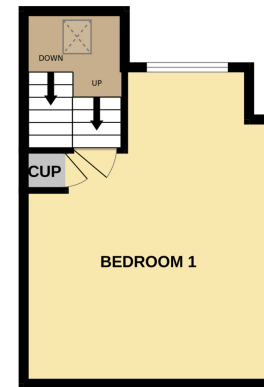
GROUND FLOOR



1ST FLOOR



2ND 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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