



17 Peregrine Close, Whittington, Lichfield, Staffordshire,  
WS14 9WA

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



# 17 Peregrine Close, Whittington, Lichfield, Staffordshire, WS14 9WA

## £825,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this highly impressive detached family home arranged on three floors, located on this secluded and select development of just four homes constructed by Chetwynd Developments circa 2007, and adjacent to the Coventry canal. The current owners have substantially improved the house with a stunning addition to the rear providing an open plan entertaining family dining kitchen. Its superb commanding position is enhanced by the canal set to the side leading from the superbly landscaped rear garden. The property itself provides generous sized accommodation which briefly comprises porch, reception hall, guests cloakroom, lounge, utility room, superbly appointed family dining kitchen with additional sitting area with bi-fold doors to the rear garden, five generous sized bedrooms located on the first and second floors, three en suite facilities and main family bathroom. There is generous parking space to the front leading to the partially converted garage now ideal for storage and superbly landscaped rear garden. One of the distinct features of the property is its use of the canal lawned embankment, rented for a nominal fee. The property is located in the heart of this sought after village of Whittington with an abundance of facilities within walking distance including a range of pubs and shops, and the village is in the catchment area for Whittington primary school and King Edward VI secondary school.



### PORCH

approached via a UPVC double glazed entrance door and having tiled floor and an internal double glazed door opens to:

### RECEPTION HALL

having LVC click flooring, oak and glass staircase rising to the first floor accommodation with useful under stairs storage cupboard, radiator and doors open to:

### GUESTS CLOAKROOM

having radiator, LVT flooring, suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

### LOUNGE

4.78m x 3.98m (15' 8" x 13' 1") having UPVC double glazed windows to front and side, radiator and feature fireplace with limestone style hearth, inset, surround and mantel above housing an inset gas fire.

### RE-FITTED DINING KITCHEN

this stunning open plan space has LVT flooring, designer radiator, ceiling spotlighting, double glazed window to side, open access to family sitting room to the rear, base cupboards and drawers surmounted by quartz and wooden preparation work tops, wall mounted cupboards, tiled splashback surround, under-unit lighting, inset stainless steel one and a half bowl Franke sink with swan neck mixer tap, built-in Neff oven and built-in Neff grill, integrated fridge and freezer, integrated dishwasher and wine cooler.

### WALK-IN PANTRY

2.74m x 1.35m (9' 0" x 4' 5") Having window to front, ceiling spotlighting and LVT flooring.

### FAMILY SITTING ROOM

5.62m x 3.65m (18' 5" x 12' 0") having LVT flooring flowing through from the dining kitchen, orangery style features with vaulted ceiling and partial glass roof, a range of double glazed windows to rear and side, bi-fold doors open to the patio area, ceiling spotlighting and contemporary corner positioned log burner.

### UTILITY ROOM

3.23m x 2.34m (10' 7" x 7' 8") having double glazed door to rear garden, base cupboards with wooden preparation tops above, larder cupboards, space for an American style fridge/freezer, space for washing machine, Ideal wall mounted boiler and courtesy door to store room.

### FIRST FLOOR LANDING

approached via the oak and glass staircase from the reception hall and having additional stairs rising to the second floor accommodation, radiator



and doors open to:

### MASTER BEDROOM

5.80m max (3.55m min) x 4.01m (19' 0" max 11'8" min x 13' 2") having double glazed French doors opening to a Juliette balcony, double glazed windows to front and side, radiator, fitted wardrobes with sliding mirrored doors and door to:

### MASTER EN SUITE SHOWER ROOM

2.16m x 2.14m (7' 1" x 7' 0") having a contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C., shower enclosure with shower appliance over, storage cupboards, chrome towel rail, full ceiling height tiled splashback surround and spotlighting.

### BEDROOM TWO

4.36m max x 4.30m (14' 4" max x 14' 1") having double glazed windows to front, radiator, range of bedroom furniture comprising wardrobes, chest of drawers and bedside cabinets, spotlighting, feature vaulted ceiling and door to:

### EN SUITE SHOWER ROOM

2.20m x 1.51m (7' 3" x 4' 11") having obscure double glazed window to rear, radiator, contemporary suite comprising vanity unit with base storage and wash hand basin above, low flush W.C., shower enclosure with shower appliance over, full ceiling height tiled splashback surround and tiled floor.

### BEDROOM FIVE/OFFICE

3.77m x 3.32m (12' 4" x 10' 11") having double glazed windows to rear and side overlooking the canal, radiator and built-in fitted furniture with drawers and display alcoves.



## FAMILY BATHROOM

5.53m max x 3.12m (18' 2" max x 10' 3") having obscure double glazed window to rear, radiator, tiled flooring, ceiling spotlighting, wall mounted vanity unit with inset wash hand basin, low flush W.C., bidet, corner bath with centrally positioned taps and shower head attachment, separate shower enclosure with shower over and chrome towel rail.

## SECOND FLOOR LANDING

approached via an oak and glass staircase rising from the first floor landing and having click LVT flooring, Velux skylight window, radiator and airing cupboard housing hot water cylinder and shelving.

## BEDROOM THREE

5.86m max (3.57m min) x 1.71m (19' 3" max 11'9" min x 5' 7") having double glazed window to front, radiator, superb range of fitted bedroom furniture comprising twin wardrobes, chest of drawers and bedside cabinets. Door to:

## EN SUITE

having Velux skylight window to side, chrome towel rail, modern suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C., shower enclosure with shower over and ceiling spotlighting.

## BEDROOM FOUR

5.07m x 3.41m into recess (16' 8" x 11' 2" into recess) having double glazed window to rear with stunning views of the canal and fitted window seat with storage drawers, fitted wardrobes, radiator and door to useful eaves storage.



## OUTSIDE

The property is superbly positioned towards the end of the cul de sac of Peregrine Close with a commanding position and enjoying the adjacent canal. To the front of the property is a block paved driveway providing parking for numerous vehicles and there is side access to the rear. One of the distinct features of the property is its superbly landscaped and generous rear and side garden, with the rear garden having decked patio areas, feature waterfall and gravelled garden beyond with additional seating area. To the side is space ideal for a hot tub. There is a side lawned area leading to the canal itself providing feature views, and we understand from the vendors is rented from British Waterways for a small annual fee. Further details should be checked by your solicitor before legal commitment to the property.

## STORE ROOM

2.87m x 2.60m (9' 5" x 8' 6") (formed from part of the original garage) now provides ideal storage space having up and over entrance door and light and power supply.

## COUNCIL TAX

Band F.

## FURTHER INFORMATION/SUPPLIERS

Drainage - shared with 4 properties and emptied by South Staffs Water. Electric and Gas supplier - Scottish Power. T.V and Broadband - Vodafone.

The Vendor informs us the private road is shared responsibility with the 4 properties.

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	80	85
(55-68)	D		
(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

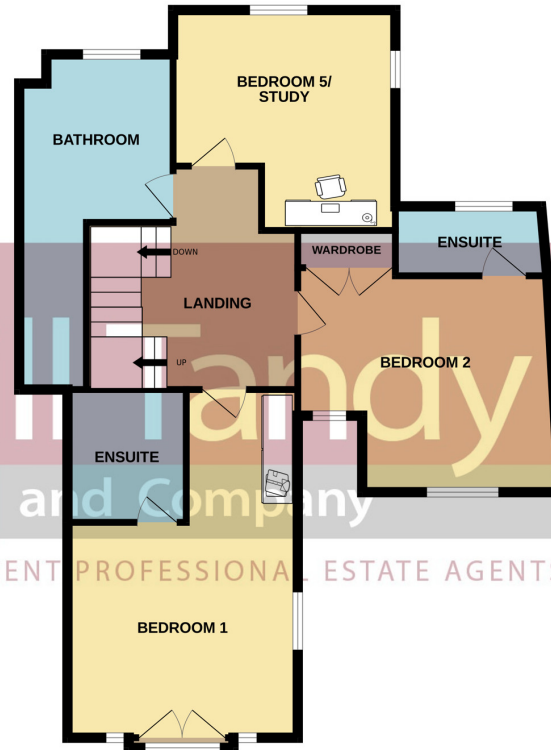
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

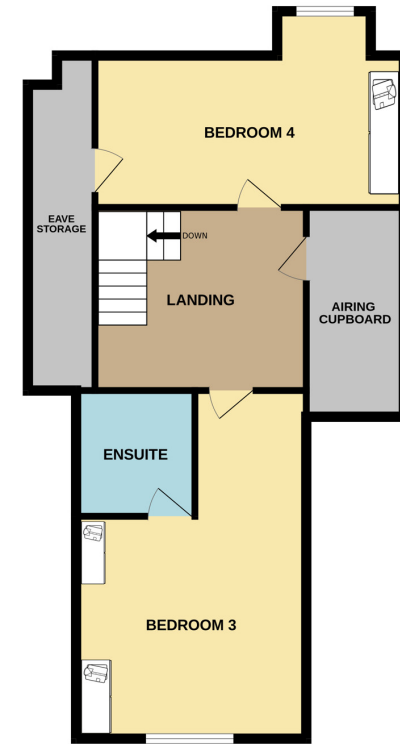
GROUND FLOOR



1ST FLOOR



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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