



GROUND FLOOR

1ST FLOOR



33, STOWE CROFT, LICHFIELD, WS13 6TW

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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**33 Stowe Croft, Lichfield,
Staffordshire, WS13 6TW**

£350,000 Freehold

Bill Tandy and Company are delighted in offering for sale this well presented and deceptively Link-Detached dormer bungalow positioned on the highly sought after road of Stowe Croft. Located off Netherstowe, this popular road comprises a range of dormer bungalows and bungalows in a quiet location, whilst being a short distance away from the cathedral city of Lichfield. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, offers the benefit of no upward chain and briefly comprises entrance hall, generously sized through lounge with additional dining room, conservatory, modern and recently updated kitchen, ground floor bedroom and ground floor wet room, first floor bedroom and shower room and there is scope, if needed, to add an additional bedroom subject to requirements and regulations required with converting the current loft room. One of the distinct features of the property is the garden space, with gardens to front and rear and there is ample parking and a useful tandem garage. Internal viewings are highly recommended.



CANOPY PORCH

provides access to the obscure double glazed front entrance door which opens to:

ENTRANCE HALL

with oak internal door opening to:

LOUNGE

5.27m x 3.60m max (3.32m min) (17' 3" x 11' 10" max 10'11" min) having double glazed bow window to front, radiator, feature fireplace with inset gas fire and exposed brick surround with mantel above and door to inner hall. Archway leads to:

DINING ROOM

3.34m x 3.20m (10' 11" x 10' 6") having radiator and sliding doors to the conservatory.

DOUBLE GLAZED CONSERVATORY

2.74m x 2.67m (9' 0" x 8' 9") overlooking the rear garden and having French doors opening out to the patio and oak floor.

UPDATED KITCHEN

3.83m x 2.45m (12' 7" x 8' 0") superbly modernised and having a double glazed bow window to front, radiator, modern kitchen units comprising base cupboards and drawers with white marble style preparation tops above and matching splashback surround, wall mounted cupboards, inset one and a half bowl composite sink, inset oven with four ring gas hob and extractor fan, space for fridge/freezer, slimline dishwasher and door to the tandem garage.

INNER HALL

having small broom cupboard, stairs to first floor and oak doors opening to:

GROUND FLOOR BEDROOM

3.20m x 2.82m (10' 6" x 9' 3") having double glazed window to rear and radiator.



UPDATED GROUND FLOOR WET ROOM

2.56m x 1.38m (8' 5" x 4' 6") this superbly improved wet room has a vanity unit with inset wash hand basin, low flush W.C., shower area with glass screen and Mira shower appliance over, feature tiled splashback surround and chrome heated towel rail.

FIRST FLOOR LANDING

having door to eaves storage cupboard and oak doors opening to:

BEDROOM ONE

4.34m x 3.82m (14' 3" x 12' 6") having double glazed window to front, radiator, fitted wardrobes and door to loft store room.

BATHROOM

3.30m x 1.42m (10' 10" x 4' 8") having obscure double glazed window to side, chrome heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath, chrome towel rail and linen cupboard providing useful storage above the stairs.

LOFT STORE ROOM

6.19m x 1.85m (20' 4" x 6' 1") accessed from the main bedroom is this useful loft storage room with a skylight window to rear, additional double glazed window to side, radiator, useful built-in wardrobes and desk area.



OUTSIDE

To the front of the property is a tarmac and block paved driveway providing parking and leads to the tandem garage and front entrance door. There is a deep lawned foregarden with flower bed borders and low level shrubs. To the rear of the property is a raised paved patio space with steps leading down to a shaped lawned garden having mature trees and shrubs and pond. There is a further paved patio space to the rear of the garden and shed.

TANDEM GARAGE

8.67m x 2.69m (28' 5" x 8' 10") approached via an electric roller shutter door and having courtesy door to kitchen, Ideal boiler, space and plumbing for washing machine, tap and double glazed door and window to rear providing access to rear garden.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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.