

Bill Tandy

and Company

DRAFT

17 Maryvale Court, Lichfield, Staffordshire, WS14 9HZ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 17 Maryvale Court, Lichfield, Staffordshire, WS14 9HZ

# £199,950

Bill Tandy and Company are delighted in offering for sale this superbly appointed retirement bungalow forming part of the highly regarded retirement development of Maryvale Court. Perfectly positioned to take advantage of both the facilities of Boley Park and the cathedral city centre of Lichfield, this secluded bungalow is ideal for the retired purchaser who is 55 years old or over. Located on this delightful peaceful development this freehold bungalow would benefit from cosmetic modernisation and briefly comprises entrance porch, entrance hall with coats cupboard, lounge/dining room with access to the rear, kitchen and bathroom both requiring modernisation and two double bedrooms. One of the distinct features of the property is the benefit of the ample residents and visitor parking and the well tended communal open lawned area set to the rear. Early viewings are highly recommended and the property is offered with the benefit of no upward chain.



### ENTRANCE PORCH

approached via an obscure glazed front entrance door and having tiled floor, store cupboard and door to:

### RECEPTION HALL

having coats store cupboard with sliding doors and door to:

### LOUNGE/DINING ROOM

4.86m x 3.18m (15' 11" x 10' 5") having obscure double glazed door to rear and double glazed window to same, two electric heaters and doors open to:

### KITCHEN

2.60m x 2.17m (8' 6" x 7' 1") having double glazed window to front, base cupboards and drawers with round edge work tops above, tiling surround, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Ignis oven with four ring electric hob, spaces suitable for washing machine and fridge and useful pantry cupboard with power socket providing potential space for fridge/freezer if required.

### INNER HALL

having electric heater, loft access, airing cupboard housing tank with shelving above and doors open to:

### BEDROOM ONE

4.00m x 2.50m (13' 1" x 8' 2") having double glazed window to side, electric heater and fitted double wardrobe.

### BEDROOM TWO

having double glazed window to rear, electric heater and fitted triple wardrobe, chest of drawers and wall mounted shelf for storage or T.V.



### BATHROOM

1.96m x 1.82m (6' 5" x 6' 0") having an obscure double glazed window to rear, chrome heated towel rail, Dimplex wall mounted heater and suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath with Triton shower fitted over.

### OUTSIDE

Set back from the road and in a secluded corner position the bungalow has a paved pathway leading to the front entrance door with small lawned area and flower bed borders. One of the distinct features of this corner position is the superb generously sized communal rear garden having paved patio with bin storage area, communal lawn, attractive shrubbery and a mature tree backdrop.

### COUNCIL TAX

Band C.

### FURTHER INFORMATION/SUPPLIES



### **SERVICE CHARGE**

We understand from the vendor that there is a Service Charge payable for the development in the sum £169.08 per month. These details are approximately and should you proceed with the purchase of the property these details must be verified by your solicitor.

### **TENURE**

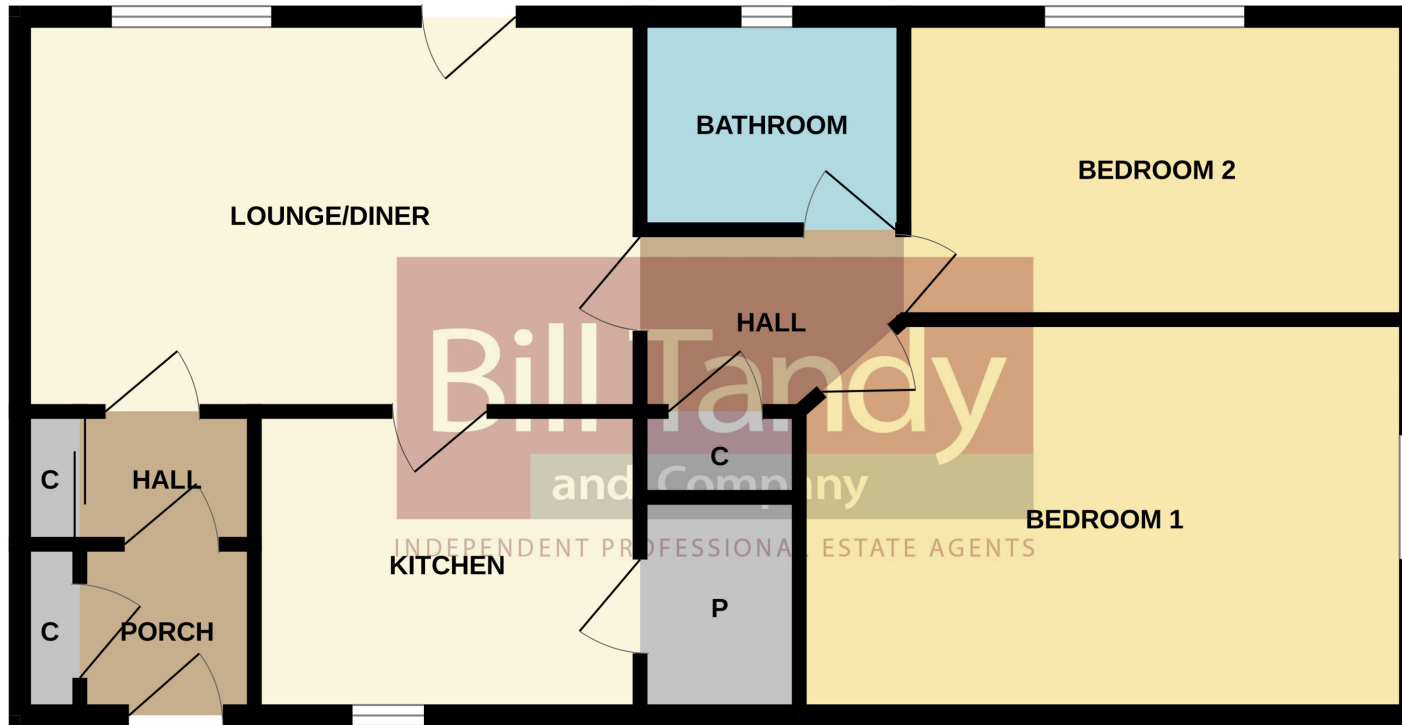
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### **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](mailto: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



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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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