



23 The Pines, Lichfield, Staffordshire, WS14 9XA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£525,000

Enjoying a lovely location on the popular Boley Park within this attractive and desirable cul de sac, this impressive detached family home is beautifully presented throughout. Occupying a corner plot the property has immaculate gardens with superbly manicured hedges and shrubbery, which takes full advantage of both its size and privacy. The house itself has been very well maintained by the present owners and offers a comfortable family accommodation layout with spacious breakfast kitchen, two good reception rooms and four generous bedrooms. Both the bathroom and luxury en suite are beautifully fitted, and the property benefits from double glazing and gas central heating. To fully appreciate the accommodation on offer, along with its lovely and convenient location, an early viewing would be strongly recommended.



ENCLOSED ENTRANCE PORCH

approached via a UPVC double glazed sliding entrance door and having tiled floor, useful coats store cupboard with additional storage, wall lantern and door with glazed side screens opening to:

RECEPTION HALL

having attractive wood laminate flooring, double radiator and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., vanity unit with inset wash hand basin with tiled splashback and cupboard space beneath, radiator, laminate flooring and an obscure glazed window to front.

FAMILY LOUNGE

5.08m into bay x 3.80m (16' 8" into bay x 12' 6") having a central marble fireplace with inset pebble effect electric living flame fire, UPVC double glazed bay window to front, double radiator, coving, further double radiator and door to:

DINING ROOM

3.75m x 3.10m (12' 4" x 10' 2") having UPVC double glazed sliding patio door out to the rear garden, coving, double radiator and archway through to:

FAMILY BREAKFAST KITCHEN

5.00m x 3.75m max 2.80m min (16' 5" x 12' 4" max 9'2" min) well fitted with extensive work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with swan neck mixer tap, built-in Bosch double oven and grill with four ring induction hob and extractor hood, integrated dishwasher and washing machine with matching fascias, integrated fridge, co-ordinated tiled splashback, useful under stairs storage cupboard, UPVC double glazed window overlooking the rear garden, ample space for breakfast table, double radiator and door to garage.



FIRST FLOOR LANDING

having loft access hatch and doors leading off to:

BEDROOM ONE

4.00m x 3.75m (13' 1" x 12' 4") having full height and width fitted wardrobes, two UPVC double glazed windows to front, radiator and door to:

LUXURY RE-FITTED SHOWER ROOM

having a large double tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with inset wash hand basin with mono bloc mixer tap and cupboard space below, close coupled W.C., obscure UPVC double glazed window to front, radiator and built-in airing cupboard with linen shelving and radiator.

BEDROOM TWO

4.50m x 2.87m (14' 9" x 9' 5") having UPVC double glazed window to rear and double radiator.

BEDROOM THREE

2.73m x 2.34m (8' 11" x 7' 8") having UPVC double glazed window to rear and radiator.

BEDROOM FOUR

3.22m x 1.90m (10' 7" x 6' 3") having UPVC double glazed window to rear and radiator.



LUXURY FAMILY BATHROOM

having a suite comprising panelled bath with thermostatic shower fitment fitted over and glazed shower screen, close coupled W.C., vanity unit with inset wash hand basin with mono bloc mixer tap and cupboard space beneath, radiator and obscure UPVC double glazed window.

OUTSIDE

The property occupies a corner plot position with a block paved driveway providing parking for several cars and a neat lawned foregarden with manicured hedges and conifers. The garden extends to the side of the property where there is a further lawn and neatly trimmed hedges. To the rear of the property is a private mature garden with block paved patio seating area and set to lawn with mature and well manicured shrubbery with neatly sculpted conifer and Leylandii hedges, useful cold water tap and external lighting.

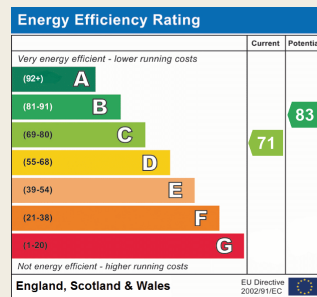
DOUBLE GARAGE

5.14m x 4.85m (16' 10" x 15' 11") approached via twin electric roller entrance doors and having light and power points, access to independent loft space, wall mounted combination gas central heating boiler and window and door to rear garden.



COUNCIL TAX

Band E.



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.



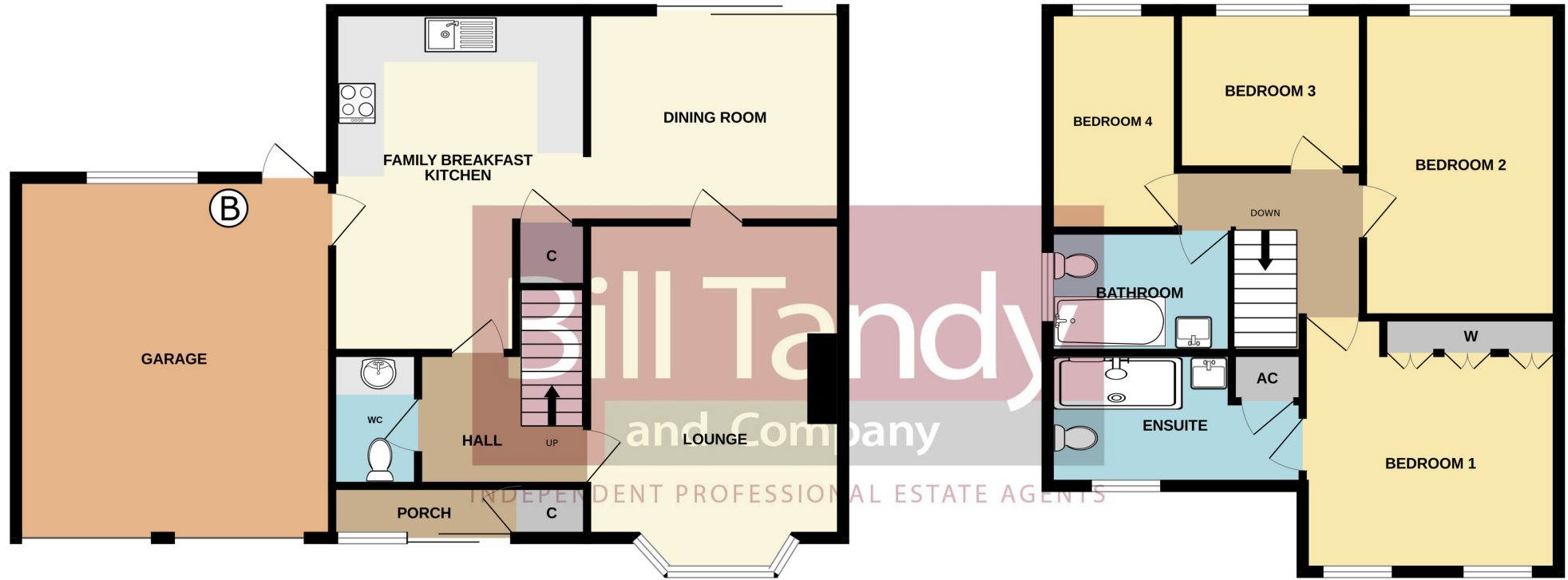
VIEWING

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



23 THE PINES, LICHFIELD

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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