

Bill Tandy  
and Company



21 The Pines, Lichfield, Staffordshire, WS14 9XA

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 21 The Pines, Lichfield, Staffordshire, WS14 9XA

# £500,000

Bill Tandy and Company are delighted in offering for sale this superbly extended and improved detached family home located on the highly sought after development of Boley Park. The property is superbly located only a short distance away from the cathedral city centre of Lichfield, and is also within walking distance of the Co-op, Lichfield Health and Fitness Club and Turnpike pub. Ideally located for commuting with a 10 minute walk to Trent Valley Station providing superb links to Birmingham, Manchester and London. Positioned in a cul de sac location the property has been substantially improved by the current owners and for this reason we strongly recommend internal viewings for the property to be fully appreciated. The accommodation comprises reception hall, ground floor shower room, lounge with bay window, updated breakfast kitchen family area, rear appointed dining room, useful utility/playroom, four first floor bedrooms one having an updated en suite shower room and updated family bathroom. Ample parking is located to the front and there is a garage and rear garden with the benefit of a garden room ideal for working from home.



### CANOPY PORCH

with composite front entrance door which opens to:

### RECEPTION HALL

having a luxury vinyl tiled floor, ceiling spotlight and doors lead off to:

### GROUND FLOOR SHOWER ROOM

1.66m x 1.61m (5' 5" x 5' 3") having the luxury vinyl tiled flooring flowing through from the hall, radiator, modern suite comprising vanity unit with wash hand basin and tiled surround, low flush W.C. and shower cubicle with shower appliance over.

### LOUNGE

4.44m into bay x 3.38m (14' 7" into bay x 11' 1") having double glazed walk-in bay window to front, radiator and chimney breast with space for wall mounted T.V. if required.

### RE-FITTED FAMILY BREAKFAST KITCHEN

6.07m x 3.51m (19' 11" x 11' 6") this generously sized and updated breakfast kitchen with family area has luxury vinyl tiled flooring, spotlighting and two ceiling light points, stairs to first floor with under stairs storage recess, base Shaker style cupboards and drawers surmounted by preparation work tops, tiled splashback surround, wall mounted cupboards, inset one and a half bowl sink with swan neck mixer tap, integrated Zanussi oven and grill, four ring gas hob with extractor fan above, integrated dishwasher, space for fridge, recessed area for wine rack, upright designer radiator, further radiator and archway leads to:

### DINING ROOM

5.02m x 2.68m (16' 6" x 8' 10") having pitched roof with skylight windows, double glazed windows and French door to garden, LVT floor and two radiators.



### UTILITY ROOM/PLAYROOM

4.38m x 2.33m (14' 4" x 7' 8") having door to garage, double glazed door to rear garden, space housing the concealed Glow-worm boiler, base storage with preparation work top above, tiled surround, inset stainless steel sink, spaces for white goods including washing machine and tumble dryer and radiator. This superb size room further enjoys ideal area for storage or a office space.

### FIRST FLOOR LANDING

having loft access and doors leading off to:

### BEDROOM ONE

this superbly extended bedroom has two double glazed windows to front, radiator, spotlighting and door to:

### RE-FITTED EN SUITE SHOWER ROOM

1.92m x 0.76m (6' 4" x 2' 6") having full ceiling height tiling, wall mounted wash hand basin, shower with shower appliance over, spotlighting and chrome towel rail.

### BEDROOM TWO

4.70m x 3.44m (15' 5" x 11' 3") having double glazed window to front, radiator and two sets of fitted wardrobes with sliding doors.



### BEDROOM THREE

this 'L' shaped bedroom has double glazed window to rear and radiator.

### BEDROOM FOUR

2.60m x 2.48m (8' 6" x 8' 2") having double glazed window to rear, radiator and double doors to airing cupboard.

### RE-FITTED FAMILY BATHROOM

3.40m x 1.94m (11' 2" x 6' 4") having obscure double glazed window to rear, anthracite grey towel rail, modern suite comprising wall mounted double width vanity unit for storage with twin wash hand basins and tiled surround, low flush W.C., 'P' shaped shower bath with twin headed shower over and tiled surround, spotlighting and LVT flooring.

### OUTSIDE

Set to the front of the property is a tarmac driveway with block paved border giving access to the garage and front entrance door. To the rear of the property is a superbly improved garden having a shaped lawn area, rear sheltered decked patio ideal for entertaining with sheltered pergola above and a garden room ideal for working from home or as additional storage if required.



### GARAGE

approached via an up and over entrance door and having inner door to utility room/playroom.

### COUNCIL TAX

Band E.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband 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	
(81-91)	B	
(69-80)	C	
(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.



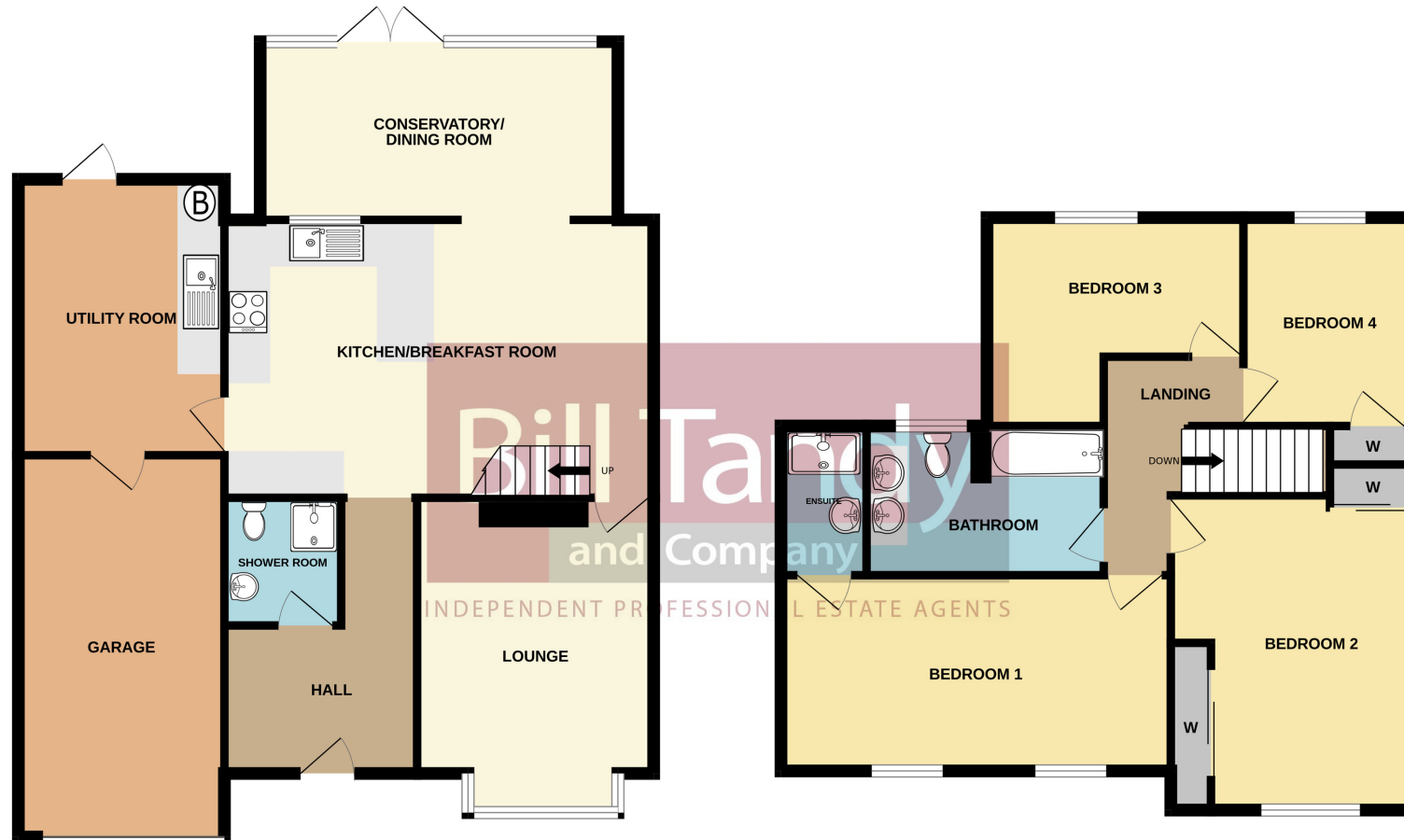
### VIEWING

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](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

## 1ST 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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