



1 Falcon Grove, Streethay, Lichfield, Staffordshire, WS13
8WE

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

1 Falcon Grove, Streethay, Lichfield, Staffordshire, WS13 8WE

£375,000 Offers Over

Bill Tandy and Company are delighted in offering for sale this modern detached house, recently built by Miller Homes and located on the small and select cul de sac and private lane of Falcon Grove. The location is within walking distance of the recently built Streethay primary school given an outstanding rating by Ofsted. Further facilities include the newly added Co-op convenience store, cafe and take-away outlets, whilst Trent Valley railway station is within easy access providing links to London, Birmingham and Manchester. This detached home enjoys the benefit of no upward chain and comprises reception hall, guests cloakroom, modern open plan dining kitchen, lounge to front, three first floor double bedrooms one of which with its own en-suite shower room and a modern bathroom. One of the distinct features of the property is its recently landscaped rear garden, and there is a tandem side tarmac driveway with charging point located to the left, and a garage.



CANOPY PORCH

having double glazed front entrance door which opens to:

RECEPTION HALL

having radiator, stairs to first floor, Nest intelligent thermostat and doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator, ceiling spotlighting and modern white suite comprising pedestal wash hand basin with tiled splashback surround and low flush W.C.

LOUNGE

4.68m x 3.09m (15' 4" x 10' 2") having double glazed window to front, two radiators and central T.V. media unit with power sockets.

OPEN PLAN DINING KITCHEN

5.27m x 3.49m (17' 3" x 11' 5") having double glazed window and French doors accessing the rear garden, radiator, understairs storage cupboard, a range of modern units comprising base cupboards with round edge work tops above, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Zanussi oven with four ring gas hob with extractor fan above and stainless steel splashback surround, integrated fridge/freezer and spaces ideal for washing machine and dishwasher. (We understand the white goods may be available by separate negotiation).

FIRST FLOOR LANDING

having access to loft, boiler cupboard housing the Potterton boiler and doors lead off to:



BEDROOM ONE

4.28m max into recess (3.65m min) x 3.38m (14' 1" max into recess 12' min x 11' 1") having double glazed window to front, radiator, recess for wardrobe, T.V. point and door to:

EN SUITE SHOWER ROOM

2.28m x 1.56m (7' 6" x 5' 1") having obscure double glazed window to front, radiator, spotlighting and modern white suite comprising wall mounted wash hand basin, low flush W.C. and shower cubicle with sliding shower doors, shower appliance over and contrasting two-tone tiled splashback surround.

BEDROOM TWO

3.23m x 2.80m (10' 7" x 9' 2") having double glazed window to rear and radiator.

BEDROOM THREE

2.80m x 2.00m (9' 2" x 6' 7") having double glazed window to rear and radiator.



FAMILY BATHROOM

2.05m x 1.91m (6' 9" x 6' 3") having spotlighting, radiator and modern white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and twin ended bath.

OUTSIDE

The property is superbly located in a private cul de sac of a small and select properties. There is a tarmac tandem driveway to the left hand side of the property leading to the garage and having a useful electric charging point. A side gate leads to the rear. The rear garden is superbly landscaped and has a paved patio with shaped lawn set beyond, additional paved patio, superb further garden set behind the garage with vegetable patches and greenhouse. The garden has a fenced and walled perimeter.

SINGLE GARAGE

approached via an up and over entrance door and having loft storage and light and power supply.

COUNCIL TAX

Band D.

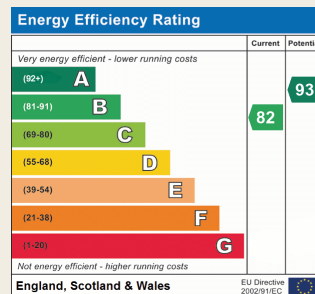


FURTHER INFORMATION/SUPPLIES

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/>

SERVICE CHARGE

We understand there is charge for the communal areas, currently at £235.43 per annum payable to Firstport Property Management. Should you proceed with the purchase of the property these details must be verified by your solicitor.



TENURE

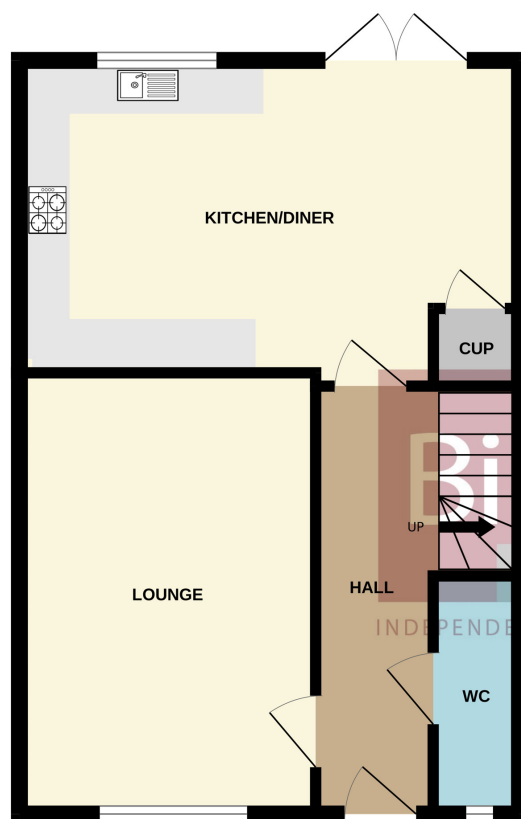
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

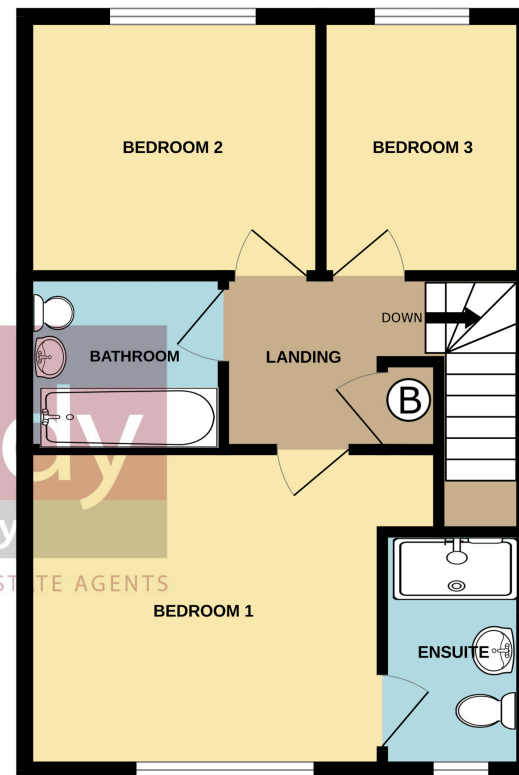
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



1 FALCON GROVE, STREETHAY, WS13 8WE

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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