

Bill Tandy
and Company

DRAFT

7 Richmond Drive, Lichfield, Staffordshire, WS14 9SZ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£550,000

Bill Tandy and Company are delighted in offering for sale this superbly appointed detached family home located in a secluded position and which has been extended to provide a wealth of accommodation. Located on the highly desirable cul de sac of Richmond Drive, the property itself which needs to be viewed to be fully appreciated comprises reception hall, guests cloakroom, lounge, useful study, open plan family dining kitchen, lounge, useful study, open plan family dining kitchen, utility room, four first floor bedrooms, two having en suites, and a family bathroom. One of the distinct features of the property is its ample tarmac driveway to the front providing parking for numerous vehicles and leading to the detached double garage, and there are gardens to front, side and rear.



RECEPTION HALL

approached via a double glazed front entrance door and having radiator, stairs to first floor accommodation with useful under stairs storage cupboard, laminate floor and doors open to:

GUESTS CLOAKROOM

having window to front and suite comprising wall mounted wash hand basin and low flush W.C.

LOUNGE

4.90m into bay x 3.50m (16' 1" into bay x 11' 6") having walk-in double glazed square bay window to front, radiator and feature fireplace with marble style inset, hearth and wooden surround housing a gas fire.

STUDY

2.48m x 1.92m (8' 2" x 6' 4") having double glazed window to front and radiator.

OPEN PLAN FAMILY DINING KITCHEN

8.00m x 3.30m max (26' 3" x 10' 10" max) one of the distinct features of the property is its superb sized open plan family dining kitchen running across the full width of the property to the rear having double glazed windows and French doors to garden, tiled floor, radiators, updated base cupboards and drawers with work preparation tops above, tiling surround, inset one and a half bowl sink with swan neck mixer tap, inset electric hob with extractor fan above, inset oven with microwave above, space ideal for fridge/freezer and archway leads to:

UTILITY ROOM

2.48m x 1.54m (8' 2" x 5' 1") having double glazed door to side, tiled floor, wall mounted Viessmann boiler, inset stainless steel sink with work top providing space below for white goods and base and wall mounted storage cupboards.

FIRST FLOOR LANDING

having useful over stairs store cupboard and doors provide access to:



MASTER BEDROOM

3.74m x 3.21m (12' 3" x 10' 6") having a superb range of built-in wardrobes, double glazed window to front, radiator, laminate floor and access to:

MASTER EN SUITE SHOWER ROOM

having obscure double glazed window to side, tiled floor, chrome heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM TWO

6.36m x 2.47m (20' 10" x 8' 1") having double glazed windows to front and rear this generously sized second bedroom has two radiators and access to:

EN SUITE SHOWER ROOM

having an obscure double glazed window to rear, suite comprising wall mounted wash hand basin, low flush W.C. and shower cubicle with tiled surround and shower appliance over.

BEDROOM THREE

3.75m max x 2.83m (12' 4" max x 9' 3") having double glazed window to rear, radiator and built-in wardrobe with mirrored doors.



BEDROOM FOUR

2.89m x 2.32m (9' 6" x 7' 7") having double glazed window to front, radiator and laminate floor.

FAMILY BATHROOM

this modern family bathroom has a double glazed window to rear, chrome heated towel rail, tiled flooring, full ceiling height tiling surround and modern suite comprising pedestal wash hand basin, low flush W.C. and bath.

OUTSIDE

One of the distinct features of the property is its superbly set back and secluded position within the cul de sac of Richmond Drive. There is parking for numerous vehicles provided by an 'L' shaped tarmac driveway with gravelled areas and leading to the double garage. To the rear of the property is a decked patio area with shaped lawn set beyond and well stocked borders with mature shrubs and trees for screening. The garden extends to the right hand side of the property with useful gated access and is an ideal storage area.

DETACHED DOUBLE GARAGE

approached via twin up and over doors and having light and power supply and useful loft access.



COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

SOLAR PANELS: We understand there are solar panels installed and these are not owned by the current vendor. The terms of the solar panel lease but be verified by both the mortgage lender and solicitors before proceeding with an mortgage application and legal commitment.

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



7 RICHMOND DRIVE, LICHFIELD, WS14 9SZ

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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