



5 Gorsty Bank, Lichfield, Staffordshire, WS14 9UB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£395,000

Properties on this sought after cul de sac do not come to the market very often, and Bill Tandy and Company are delighted to offer for sale this superbly updated and extended detached home. Offered with no upward chain, this property needs to be viewed to be fully appreciated and briefly comprises reception hall, lounge to front, stunning open plan and extended dining family kitchen with sitting area having a superb light lantern, side reception hall giving access to the garage, ground floor shower room and utility/potential home office. To the first floor are three bedrooms and bathroom. To the front is a generous double width tarmac driveway, garage/store, lawned foregarden and rear garden having two patio areas, lawn and storage shed.



RECEPTION HALL

approached via a composite front entrance door flanked by double glazed window and having radiator and stairs to first floor. Wooden glazed door opens to:

LOUNGE

4.21m x 3.93m (13' 10" x 12' 11") having fireplace recess, double glazed bow window to front and radiator. Glazed oak wooden door opens to:

EXTENDED OPEN PLAN DINING FAMILY KITCHEN

6.92m max x 4.87m max (22' 8" max x 16' 0" max) this stunning open plan and updated kitchen has dining seating area and comprises double glazed window to rear, a range of base cupboards and drawers surmounted by wooden style work tops, wall mounted storage cupboards, tiled splashback surround, inset stainless steel sink, inset Belling oven with four ring gas hob and extractor fan above, under stairs storage space for fridge with storage cupboard above and space for wine cooler. The superb extended dining family area is complemented with blue tinted light lantern, double glazed windows to rear and side, radiator and French doors to garden.

SIDE HALLWAY

having double glazed door to side providing access to garden, radiator, door to garage and access to:

GROUND FLOOR SHOWER ROOM

this tastefully improved and modernised shower room has an obscure double glazed window to side, chrome heated towel rail and suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with shower appliance over and tiled style aqua boarding surround.



UTILITY/OFFICE

2.38m x 2.14m (7' 10" x 7' 0") this highly versatile rear appointed room provides space and plumbing for washing machine, but could be ideal for storage or used as a home office and has a radiator and double glazed window to rear.

FIRST FLOOR LANDING

having loft access, boiler cupboard and an obscure double glazed window to side. Doors lead off to:

BEDROOM ONE

3.59m x 3.02m max (2.62m min) (11' 9" x 9' 11" max 8'7" min) having double glazed window to front, radiator and useful built-in double wardrobe.

BEDROOM TWO

3.00m x 2.91m (9' 10" x 9' 7") having double glazed window to rear, radiator and built-in single wardrobe.

BEDROOM THREE

2.70m x 2.17m (8' 10" x 7' 1") having double glazed window to front, radiator and useful over stairs storage wardrobe space.



BATHROOM

having an obscure double glazed window to rear, radiator and suite comprising low flush W.C., pedestal wash hand basin and bath with shower head attachment and further shower appliance over, tiled splashback surround and tiled floor.

OUTSIDE

The property has a tarmac drive to the front which leads to the property's front entrance door, garage and side access. To the rear of the property is a lower level paved patio area, sweeping retaining wall and a raised shaped lawn with additional paved patio to rear and storage shed. A side paved pathway provides useful access with a gate to front and security lighting.

GARAGE/STORE

3.88m x 2.39m (12' 9" x 7' 10") being slightly shortened so ideal for a smaller vehicle, or storage, and having up and over entrance door and inner courtesy door.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

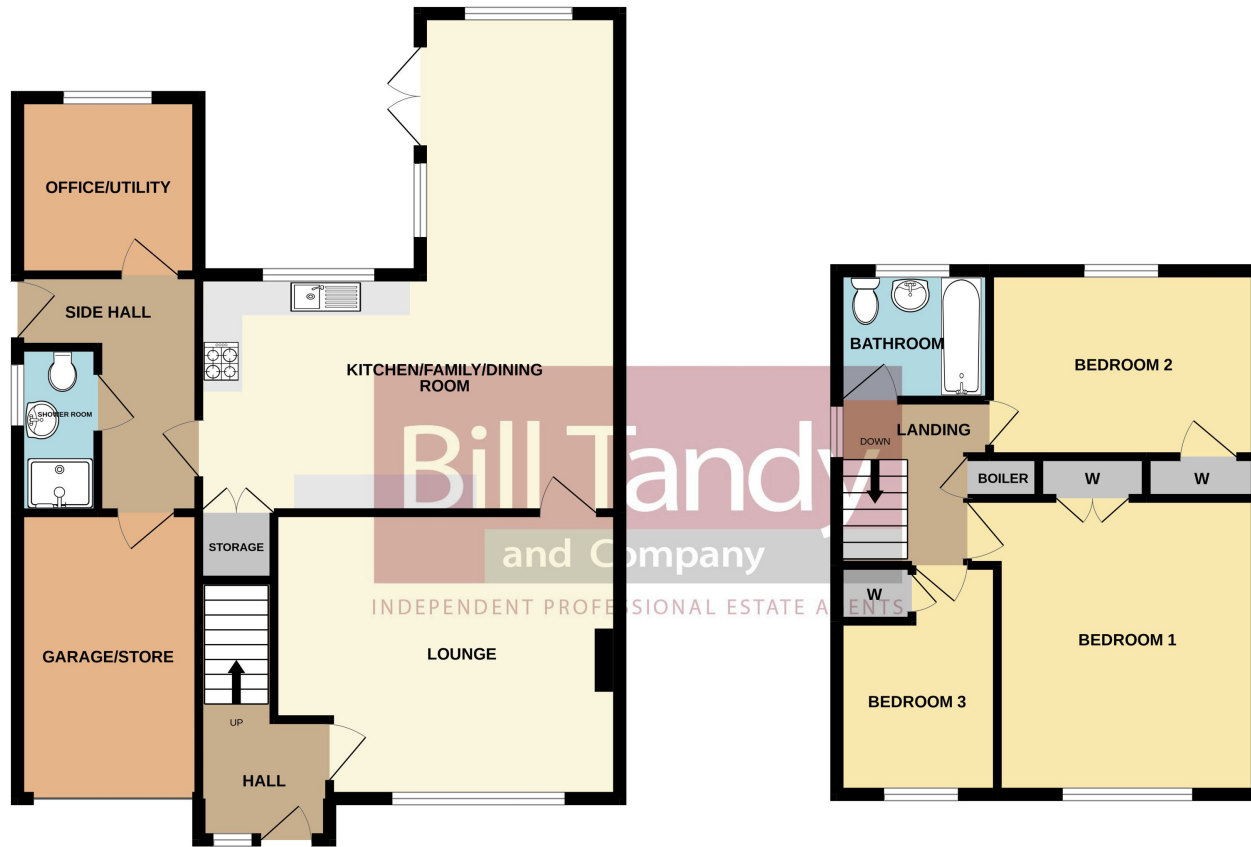
VIEWING

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

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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 lichfield@billtandy.co.uk
 Tel: 01543 419400

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