

Bill Tandy
and Company

DRAFT

10 Truro Close, Lichfield, Staffordshire, WS13 7SR

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£350,000

Bill Tandy and Company are delighted in offering for sale this recently updated and superbly presented modern link detached house, positioned on the highly sought after cul de sac of Truro Close. The property itself, which has undergone substantial improvement by the present owner, needs to be viewed to be fully appreciated. The property comprises recently added porch, reception hall, guests cloakroom, lounge, dining room, conservatory, modern breakfast kitchen with cream Shaker style units, side covered area, three first floor bedrooms and recently updated bathroom. Outside there is a block paved driveway and gravelled areas to the front providing parking and leading to the garage, and there are gardens to front and rear.



PORCH

approached via a UPVC double glazed door and having windows to front and side, tiled floor and composite contemporary door opening to:

RECEPTION HALL

having wooden floor, stairs to first floor with under stairs storage cupboard, radiator and doors opening to:

GUESTS CLOAKROOM

having tiled floor, chrome towel rail and modern white suite comprising wall mounted wash hand basin with tiled splashback surround and low flush W.C.

LOUNGE

4.69m x 3.48m (15' 5" x 11' 5") having double glazed bow window to front, radiator, laminate floor and a feature and focal point contemporary white fireplace with matching hearth, surround and mantel housing a flame effect electric fire. Glazed panelled double doors open to:

DINING ROOM

3.14m x 2.69m (10' 4" x 8' 10") having laminate floor, radiator and sliding doors open to:

UPVC DOUBLE GLAZED CONSERVATORY

3.22m x 2.96m (10' 7" x 9' 9") having French doors to side, tiled floor and radiator.

UPDATED KITCHEN

3.91m x 3.18m (12' 10" x 10' 5") having double glazed windows to rear, UPVC stable style door to side, radiator, useful store cupboard, cream Shaker style base cupboards and drawers surmounted by round edge work tops, tiling surround, matching wall mounted cupboards, inset one and a half bowl sink, integrated fridge and dishwasher, space suitable for range style cooker and spotlighting to ceiling.



FIRST FLOOR LANDING

having double glazed window to side, loft access with pulldown ladder, store cupboard and doors open to:

BEDROOM ONE

3.95m x 2.90m (13' 0" x 9' 6") having double glazed window to rear and radiator.

BEDROOM TWO

3.95m x 2.90m (13' 0" x 9' 6") having double glazed window to front and radiator.

BEDROOM THREE

2.70m x 2.42m (8' 10" x 7' 11") having double glazed window to front and radiator.

RE-FITTED BATHROOM

2.41m x 2.39m (7' 11" x 7' 10") having obscure double glazed windows to rear, chrome heated towel rail, suite comprising contemporary vanity unit with inset wash hand basin with mixer tap, low flush W.C., contemporary style roll top free-standing bath with mixer tap and shower head attachment, double shower cubicle with shower appliance over, spotlighting, tiled floor and aqua boarding surround.



OUTSIDE

To the front of the property is a block paved driveway providing parking and leading to the garage. There are also paved and gravelled areas which could be ideal for additional parking. There is a side covered area with doors to garage and kitchen, and the rear garden has a paved patio with shaped lawn beyond, well stocked flower bed borders, hard standing for greenhouse or shed and fenced surround.

GARAGE

5.45m x 2.49m (17' 11" x 8' 2") having up and over entrance door, rear courtesy door and spaces if needed for white goods.

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/>



TENURE

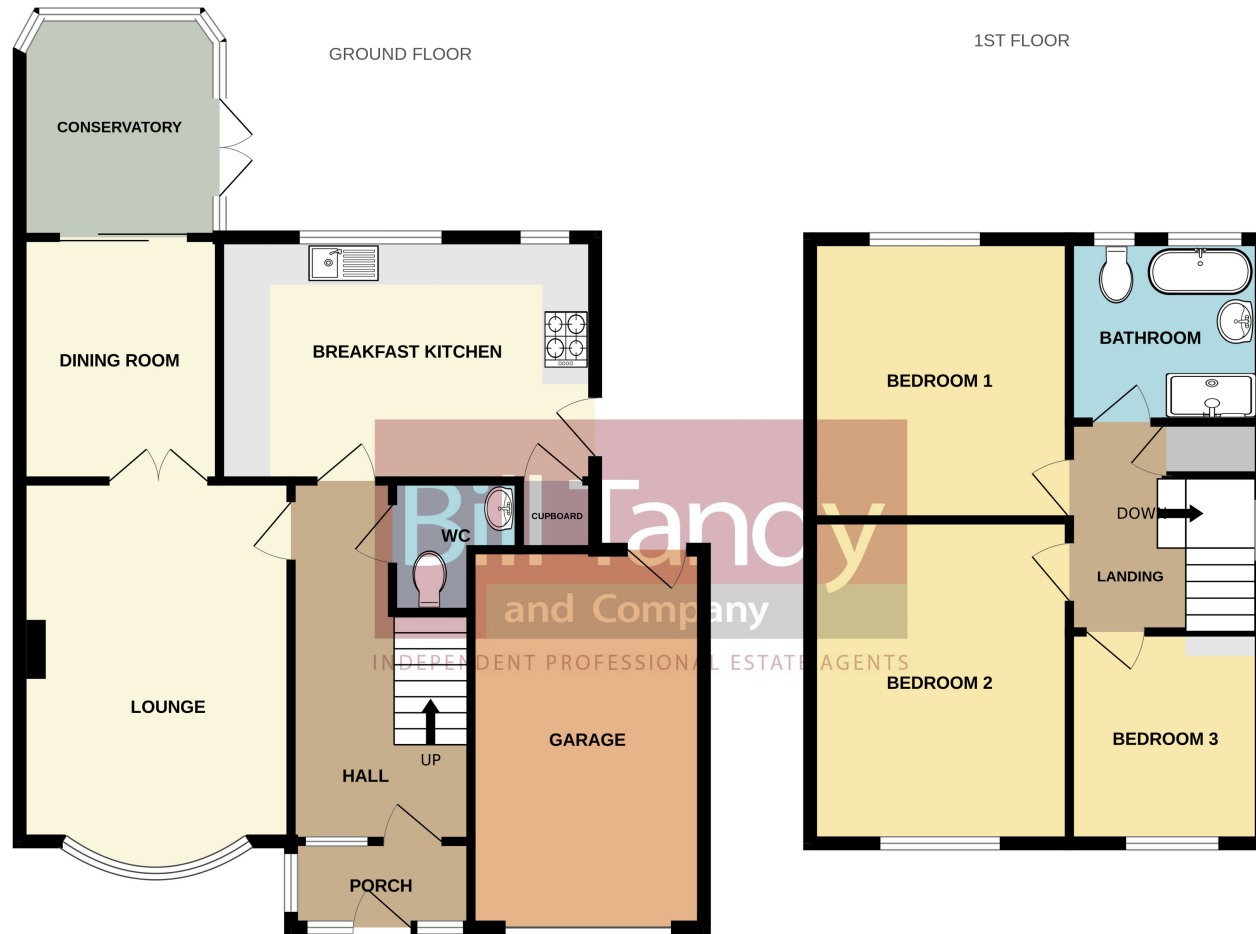
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.





10, TRURO CLOSE, LICHFIELD WS13 7SR

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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