



6 Bracken Close, Lichfield, Staffordshire, WS14 9RU

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

6 Bracken Close, Lichfield, Staffordshire, WS14 9RU

£495,000

Bill Tandy and Company are delighted to offer for sale this generous size extended detached family home located on the sought after cul-de-sac position of Bracken Close. Enjoying a lovely setting on the south side of the cathedral city, this well placed detached home is perfect for the family buyer. Within easy reach of both King Edward's and St Michael's schools the property has been very well maintained, extended and improved by the present owner. As well as being perfect for the local schools, the location is also excellent for access not only to Lichfield city centre, but also to the wider area with great commuter links across the Midlands. The property comprises an entrance porch, reception hall, w.c., lounge, open plan dining kitchen, rear sitting room, versatile and extended ground floor bedroom 5 with its own en-suite shower room. To the first floor are four bedrooms, en-suite shower room and a family bathroom. Externally is ample parking to front, double garage with electric roller doors and a superbly appointed rear garden. To fully appreciate the extent of the accommodation on offer, an early viewing would be strongly recommended.



PORCH

approached via a UPVC double glazed entrance door with window alongside and having tiled flooring and internal door opening to:

RECEPTION HALL

having stairs to first floor with under stairs storage recess, radiator and further doors opening to:

GUESTS CLOAKROOM

having an obscure double glazed window to side, radiator and modern white suite comprising wall mounted wash hand basin with mosaic tiled surround and low flush W.C..

LOUNGE

4.98m x 3.54m (16' 4" x 11' 7") having window to rear, radiator, feature fireplace with recessed space ideal for an electric fire and double doors open to:

GARDEN SITTING ROOM

4.67m x 2.22m (15' 4" x 7' 3") having vaulted ceiling with skylight, a range of double glazed windows overlook the garden, French doors to patio and tiled flooring.

OPEN PLAN 'L' SHAPED DINING KITCHEN

6.13m x 3.12m max (2.44m min) (20' 1" x 10' 3") having tiled flooring, double glazed windows to front and rear, radiator, a range of modern cream Shaker cupboards comprising base cupboards and drawers with round edge work tops above, tiled surround, matching wall mounted storage cupboards, inset one and a half bowl stainless steel sink with swan neck mixer tap, five ring gas hob with extractor fan above, inset oven, Bosch combination microwave, integrated appliances include a dishwasher, fridge and freezer and washing machine and pull-out larder spice rack cupboard.

GROUND FLOOR BEDROOM FIVE

3.90m x 2.28m (12' 10" x 7' 6") having double glazed window to rear, radiator and bi-fold door opening to:



EN SUITE SHOWER ROOM

2.29m x 1.09m (7' 6" x 3' 7") having pedestal wash hand basin with mosaic tiled surround, low flush W.C., shower cubicle with Triton shower appliance over with tiled surround and extractor fan.

FIRST FLOOR LANDING

having loft access and doors leading off to further accommodation.

MASTER BEDROOM

3.51m x 2.83m (11' 6" x 9' 3") having double glazed window to rear, radiator and a range of fitted furniture comprising wardrobes with over-bed store cupboards and chests of drawers. An archway leads to:

DRESSING AREA

having twin fitted wardrobes and bi-fold door opening to:

EN SUITE SHOWER ROOM

2.04m x 1.34m (6' 8" x 4' 5") having suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with shower appliance over, full ceiling height tiling surround with mosaic border, ceiling spotlighting, chrome towel rail and square double glazed bow window to front.



BEDROOM TWO

2.89m x 2.46m (9' 6" x 8' 1") having double glazed window to front, radiator and useful over-bed fitted store cupboards.

BEDROOM THREE

2.52m x 2.25m (8' 3" x 7' 5") having double glazed window to rear and radiator.

BEDROOM FOUR/OFFICE

3.03m max into recess x 2.23m (9' 11" max into recess x 7' 4") having recess ideal for wardrobe or desk, double glazed window to rear and radiator.

BATHROOM

2.30m x 1.79m (7' 7" x 5' 10") having obscure double glazed window to front, chrome heated towel rail, modern white suite comprises pedestal wash hand basin, low flush W.C. and corner bath with shower over, full ceiling height tiled surround with mosaic border and useful over stairs airing cupboard.



OUTSIDE

To the front of the property is a block paved driveway providing parking and leading to the double garage. There is a mainly gravelled frontage with herbaceous borders with low level shrubs and trees. To the rear is a paved patio area, shaped lawn set beyond with flower bed borders, a range of low level shrubs and hedging, corner area ideal for greenhouse with raised vegetable areas and useful side gate.

DOUBLE GARAGE

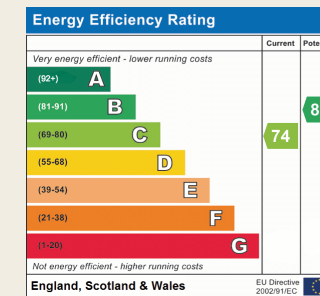
5.20m max x 4.72m (17' 1" max x 15' 6") approached via twin electrically operated roller shutter doors and having useful eaves storage, light and power supply and door to side.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - TBC. T.V and Broadband – TBC. 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.

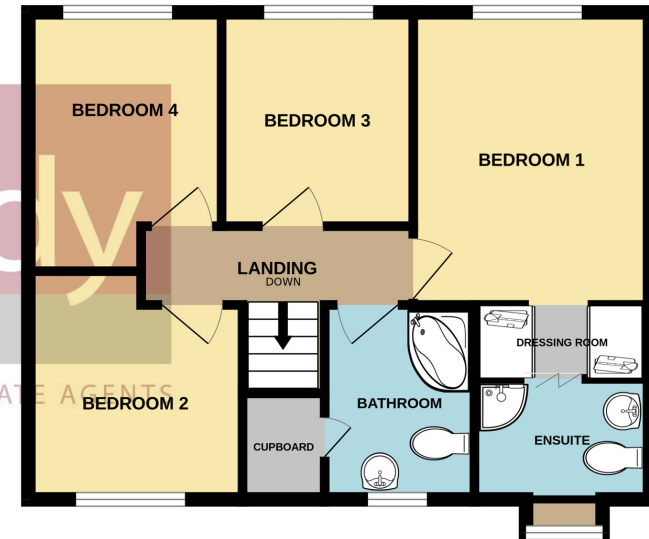
VIEWING

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.

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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