



5 Bulldog Lane, Lichfield, Staffordshire, WS13 7LN

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**5 Bulldog Lane, Lichfield,
Staffordshire, WS13 7LN**

£825,000

Enjoying one of Lichfield's delightful settings on this premium residential road, this impressive luxury detached family home offers an outstanding accommodation layout. Immaculately presented the property has two generous reception rooms and large UPVC double glazed conservatory. The first floor boasts five good bedrooms, together with a full en suite and family bathroom. The loft has been converted to create a very large and versatile additional room with the benefit of a shower room adjacent. The lovely gardens take full advantage of the setting with a good degree of privacy and delightful maturity. Lichfield cathedral city centre amenities are within easy reach, with the local network of footpaths leading directly to the city centre itself. Further afield commuters will find Lichfield boasts an enviable road and rail network providing ease of journey to many Midland commercial centres and beyond. To fully appreciate the extent and quality of this stunning family home an early viewing would be strongly recommended.



CANOPY ENTRANCE PORCH

with lantern and obscure leaded UPVC double glazed door and side screens opening to:

FABULOUS RECEPTION HALL

4.23m x 3.54m (13' 11" x 11' 7") having attractive Karndean flooring, stairs leading off with feature ash balustrade and cupboard space beneath, radiator and coving.

FITTED GUESTS CLOAKROOM

having W.C., wash hand basin with tiled splashback and mono bloc mixer tap, cupboard space, radiator, a continuation of the Karndean flooring and an obscure leaded UPVC double glazed window.

IMPRESSIVE THROUGH LOUNGE

7.29m x 3.64m (23' 11" x 11' 11") having a fabulous central feature inglenook fireplace with traditional fire surrounds with marble hearth and backing and inset living flame coal effect gas fire and obscure leaded UPVC double glazed windowlights and concealed low energy spotlights. UPVC leaded double glazed walk-in bay window to front, two radiators, coving, downlighters, wall light points and wide UPVC double glazed sliding patio door opens to the conservatory. An opening leads through to:

DINING ROOM

3.65m x 3.19m (12' 0" x 10' 6") having feature Karndean flooring, coving and UPVC double glazed double doors opening to:

CONSERVATORY

6.50m x 2.89m (21' 4" x 9' 6") being UPVC double glazed on a brick base with double doors out to the rear garden and two wall mounted Myson heaters.

BREAKFAST KITCHEN

3.65m x 3.65m (12' 0" x 12' 0") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, attractive dresser unit with glazed display cabinets, double bowl sink unit with mixer tap, integrated dishwasher, larder fridge, space for range type cooker with extractor canopy, co-ordinated tiled splashbacks, space for breakfast table, Karndean flooring, radiator, downlighters and door to:

UTILITY ROOM

3.63m x 1.54m (11' 11" x 5' 1") having further pre-formed work surface space, single drainer sink unit, wall mounted storage cupboards and pantry storage cupboard, plumbing for washing machine, space for fridge/freezer, UPVC double glazed window and door to outside, tiled splashbacks, Karndean flooring and central heating timer.

FIRST FLOOR GALLERY LANDING



MASTER BEDROOM

4.3m x 3.95m (14' 1" x 13' 0") having two double doored built-in wardrobes, coving, leaded UPVC double glazed window to front, radiator and door to:

LUXURY EN SUITE BATHROOM

having panelled bath, separate tiled shower cubicle with Mira shower fitment, W.C., wash hand basin with cupboard space beneath and mixer tap, radiator, comprehensive ceramic wall tiling, electric shaver point, obscure UPVC double glazed window to rear, radiator and downlighters.

BEDROOM TWO

3.68m x 3.36m (12' 1" x 11' 0") having UPVC double glazed window to rear, double doored built-in wardrobe and radiator.

BEDROOM THREE

3.69m max x 3.52m (12' 1" max x 11' 7") having double doored built-in wardrobe, leaded UPVC double glazed window to front and radiator.

BEDROOM FOUR

2.93m x 2.64m (9' 7" x 8' 8") having double doored built-in wardrobe, UPVC double glazed window to rear and radiator.

BEDROOM FIVE

2.99m x 2.33m (9' 10" x 7' 8") having double doored built-in wardrobe, leaded UPVC double glazed window to front and radiator.



FAMILY BATHROOM

having a suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled W.C., built-in airing cupboard with a pre-lagged hot water cylinder and linen shelving, dado height panelling and ceramic wall tiling, obscure UPVC double glazed window to rear, radiator and shaver point.

SECOND FLOOR LANDING

having Velux skylight and door to:

SUPERB LOFT CONVERSION

6.21m x 4.37m (20' 4" x 14' 4") a fabulous addition to the property with a versatility of use and having UPVC double glazed Velux windows to front and rear, access to eaves storage, double radiator and door to:

SHOWER ROOM

having tiled shower cubicle with Mira shower fitment, close coupled W.C., pedestal wash hand basin with mixer tap, Amtico flooring, tiled splashbacks, Velux window and extractor fan.

OUTSIDE

The property is set back off the road and is approached via brick pillars with hedged and brick wall with wrought-iron railings and a tarmac driveway providing parking for a couple of cars. There is an attractive hard landscaped foregarden with mature shrubs and trees and side gated access leading to the rear garden. To the rear is a superb sized mature private garden having patio seating area and steps descending to the well tended lawn with mature flower and herbaceous side borders with established trees and shrubs, well defined perimeters with fencing and hedging and a useful garden



GARAGE

5.13m x 4.28m (16' 10" x 14' 1") having divisional sliding entrance door, light and power points, wall mounted Glow-worm gas central heating boiler and UPVC double glazed personal access door to side passage.



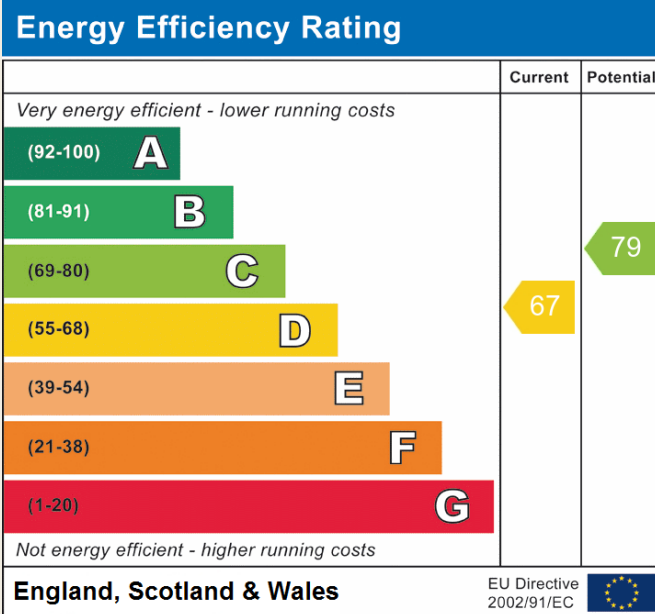
TENURE

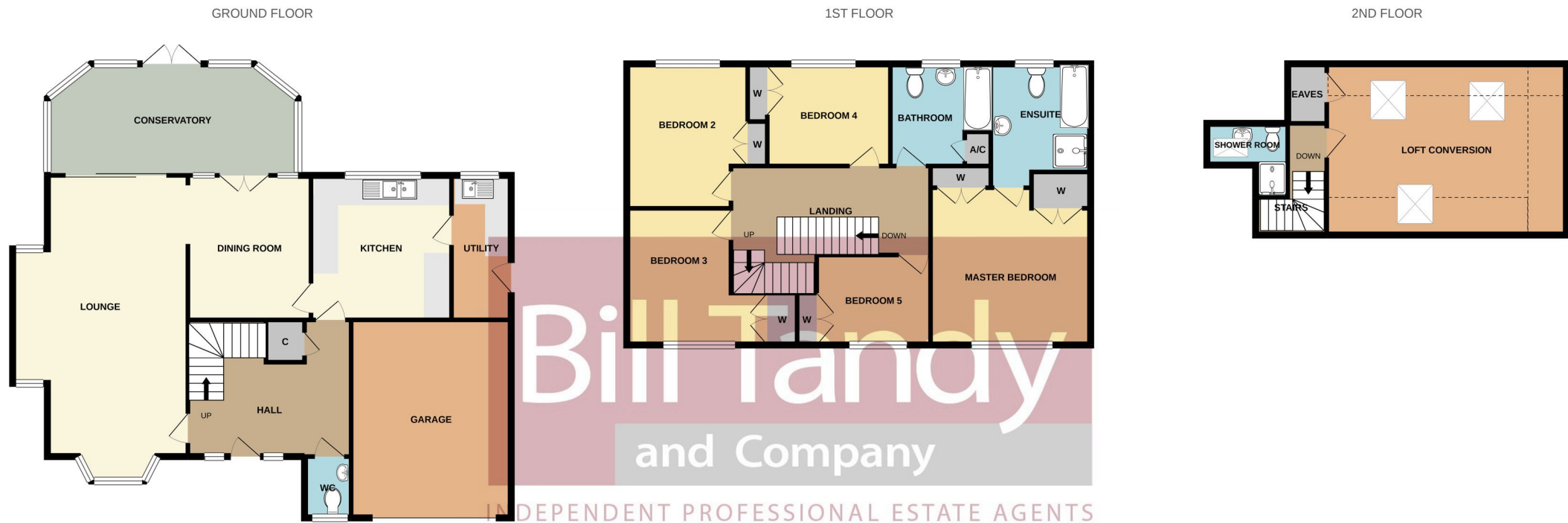
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.





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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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