



12 Parsons View, Lichfield, Staffordshire, WS13 6FB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Built in 2021 this very stylish and highly energy efficient link detached bungalow enjoys a very convenient setting on the edge of the Darwin Park district of Lichfield. Perfect for accessing the local amenities within the cathedral city centre, this stylish bungalow offers a level of comfort and luxury rarely seen. From its impressive through reception hall all the rooms are accessed, with a lovely open plan living room kitchen, with the kitchen area enjoying integrated appliances. The versatile three bedrooms are well served by both an en suite off bedroom one and an additional luxury shower room. Well thought out and designed, the property stands in attractive but easily maintained gardens and has the additional benefit of a block paved driveway and garage. The area boasts an excellent range of facilities and transport links all serving the area. Available with no upward chain and the potential for an early completion, a speedy viewing of this charming bungalow is strongly recommended.



RECEPTION HALL

approached via a PVC composite entrance door with leaded double glazed inserts and having feature woodstrip flooring, low energy downlighters, loft access hatch and built-in coats storage cupboard with central heating manifold controlling the under floor air source heating.

OPEN PLAN LIVING ROOM AND KITCHEN

6.65m x 4.50m (21' 10" x 14' 9") a generous living space having a continuation of the wood strip flooring, double glazed double patio doors opening to the front aspect with flagstone patio, low energy downlighters and heating thermostat for underfloor heating. The Kitchen Area is stylishly fitted with quartz work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink with swan neck mixer tap, Rangemaster electric oven and grill with extractor hood and glass splashback, integrated fridge/freezer and dishwasher each with matching fascia, LED kickboard lighting and under-cupboard lighting.

BEDROOM ONE

3.48m x 2.93m (11' 5" x 9' 7") having UPVC double glazed window to front, double mirror doored wardrobe, heating thermostat for underfloor heating and door to:

LUXURY EN SUITE SHOWER ROOM

having large walk-in tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, Villeroy and Boch sanitaryware including wash hand basin with vanity unit beneath and mono bloc mixer tap and W.C. with concealed cistern, co-ordinated ceramic wall tiling, electric shaver point, chrome heated towel rail/radiator, low energy downlighters and extractor fan.



BEDROOM TWO

5.35m max x 2.62m max (1.85m min) (17' 7" max x 8' 7" max 6'1" min) having UPVC double glazed windows to rear and heating thermostat for underfloor heating. The room is pleasantly configured as a dining room and study demonstrating its versatility.

BEDROOM THREE

2.72m x 2.38m (8' 11" x 7' 10") having UPVC double glazed window to rear and heating thermostat for underfloor heating.

LUXURY SHOWER ROOM

having a large walk-in shower cubicle with thermostatic shower fitment and glazed screen, Villeroy and Boch sanitaryware including wash hand basin with tiled splashback and mono bloc mixer tap and W.C. with concealed cistern, electric shaver point, low energy downlighters and extractor fan.



OUTSIDE

The property has an attractive landscaped foregarden with a block paved driveway and flagstone pathway and approach to the front door, and a patio seating area. The garden is set to lawn with dwarf box hedging and herbaceous borders. To the rear of the property is an easily maintained low maintenance garden having flagstone patio, neat lawn, fenced and hedgerow perimeters, external wall lights with PIR detectors, useful power point, access to the garage and cold water tap.

GARAGE

5.48m x 2.73m (18' 0" x 8' 11") approached via an electric roller entrance door and having door to rear garden and useful utility sink with cupboard space and plumbing for washing machine.

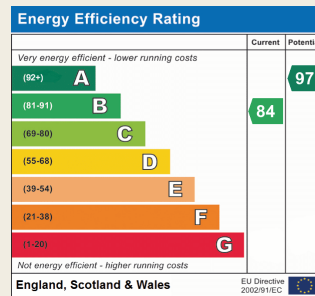
COUNCIL TAX

Band E.



SUPPLIER INFORMATION

Mains drainage, water and electricity 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.

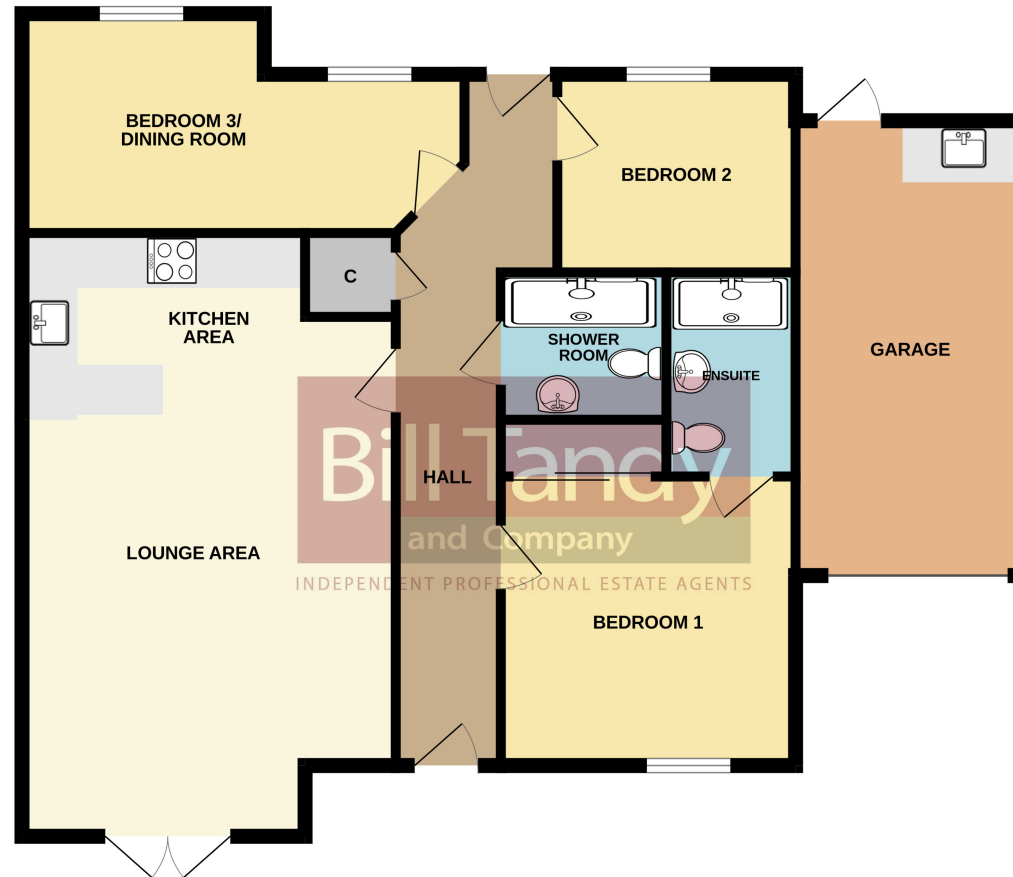


VIEWING

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.

GROUND 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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