

Bill Tandy  
and Company

5 Giffords Croft, Lichfield, Staffordshire, WS13 7HG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 5 Giffords Croft, Lichfield, Staffordshire, WS13 7HG

# £420,000

Within this well established residential district of Lichfield lies this impressive detached dormer style bungalow which has been extended in the past to create a spacious four bedroom layout. From its deceptive frontage the property has a very generous accommodation layout with a very spacious family lounge with separate dining room and kitchen. Two of the bedrooms are on the ground floor along with a shower room, with two first floor double bedrooms and a bathroom. The peaceful location further benefits from a south facing private rear garden perfect for enjoying peaceful sunny afternoons. To fully appreciate the extent and spacious accommodation of this property, an early viewing would be strongly recommended.



### ENCLOSED PORCH

approached via a PVC double glazed entrance door and obscure glazed side screen and having an inner oak door with obscure glazed insert opening to:

### RECEPTION HALL

with stairs leading off, double radiator and door to:

### SPACIOUS LOUNGE

5.47m x 3.65m (17' 11" x 12' 0") having two double glazed windows to side, double glazed French door out to the rear garden, central feature wooden fireplace with marble hearth and backing and inset living flame coal effect gas fire, coving, two double radiators and door to:

### DINING ROOM

3.65m x 3.63m (12' 0" x 11' 11") having dual aspect UPVC double glazed windows, radiator and coving.

### KITCHEN

3.60m x 2.94m max (11' 10" x 9' 8" max) having pre-formed work surface with base storage cupboards and drawers, wall mounted storage cupboards, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for electric cooker with extractor fan fitted over, obscure glazed window to side, UPVC double glazed window to front, radiator, co-ordinated ceramic tiled splashbacks.

### BEDROOM THREE

3.50m x 2.93m (11' 6" x 9' 7") having UPVC double glazed window to rear, radiator and coving.

### BEDROOM FOUR

2.77m x 2.36m (9' 1" x 7' 9") having UPVC double glazed window to rear, radiator and coving.

### SHOWER ROOM

having shower cubicle with electric shower fitment, pedestal wash hand basin, close coupled W.C., co-ordinated ceramic wall tiling, obscure UPVC double glazed window, chrome heated towel rail/radiator and wall mounted Worcester combination gas central heating boiler with integral timer.



### FIRST FLOOR LANDING

having spindle balustrade, door to useful eaves storage area with light and doors leading off to:

### BEDROOM ONE

3.96m x 3.21m (13' 0" x 10' 6") having full height and width fitted wardrobes, double radiator and UPVC double glazed window to rear.

### BEDROOM TWO

4.50m (3.00m min) x 2.80m (14' 9" (9'10" min) x 9' 2") having UPVC double glazed window to rear and radiator.

### BATHROOM

having suite comprising panelled bath with mixer tap and electric shower fitment over, and tiled surround, vanity unit with wash hand basin with mono bloc mixer tap and cupboard space beneath, W.C. with concealed cistern and additional storage cupboards, radiator, obscure UPVC double glazed window to rear and electric shaver point.



## OUTSIDE

The property occupies a generous corner plot with front driveway providing parking for several cars and gated side access leading round to the rear garden. To the rear of the property is a garden which sweeps round to both the rear and side of the property with generous patio area and set to lawn with hedged perimeters, external lighting and useful cold water tap.

## COUNCIL TAX

Band D.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		83
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



## TENURE

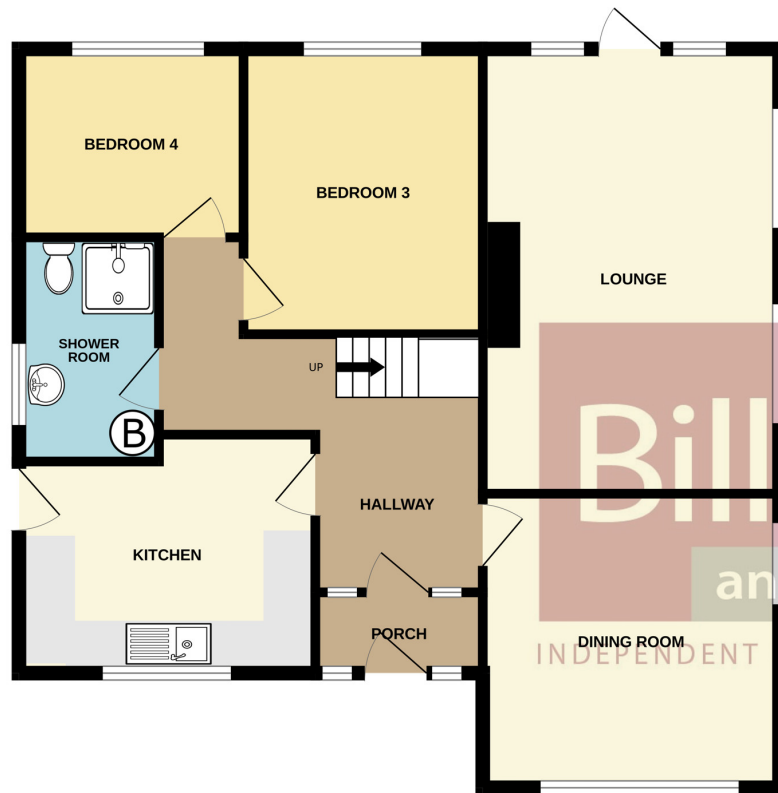
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

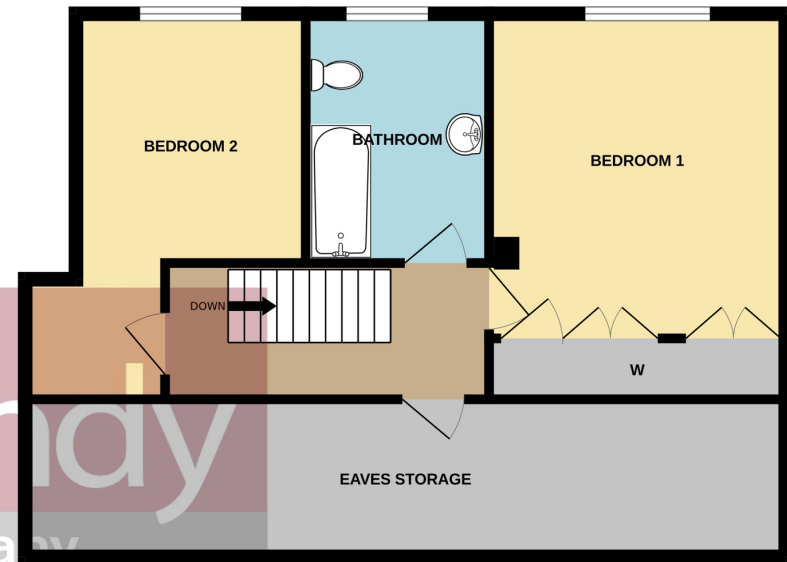
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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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3 Bore Street, WS13 6LJ  
 lichfield@billtandy.co.uk  
 Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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