

Bill Tandy  
and Company

DRAFT

29 Harrington Walk, Lichfield, Staffordshire, WS13 7UY

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 29 Harrington Walk, Lichfield, Staffordshire, WS13 7UY

# £440,000

Situated on this popular and exclusive development adjacent to Beacon Park, this immaculately presented three storey semi detached family home provides well planned accommodation which has been subtly extended to the front to provide a good sized breakfast kitchen and vestibule entrance. The accommodation is well planned throughout with five bedrooms, including an en suite shower room to the master bedroom, family bathroom and ground floor and second floor W.C.s. The family lounge/dining room on the ground floor is particularly attractive with double doors opening out to the garden, which itself has been very attractively landscaped with a contemporary design requiring minimal maintenance. Outside there are two driveways to the front which are both block paved, together with a single garage.



### ENTRANCE VESTIBULE

with tiled flooring, coving to ceiling and inner door through to:

### ENTRANCE HALL

with medium oak finish woodstrip flooring, coving to ceiling, double radiator, stairs leading off with understairs store cupboard, door to garage and door to:

### FITTED GUESTS CLOAKROOM

with W.C., corner wash hand basin with tiled splashback, radiator, extractor fan and spot lighting.

### GENEROUS LOUNGE/DINING ROOM

21' x 15' 7" max (11'9" min) (6.40m x 4.75m max and 3.58m min) with a continuation of the medium oak woodstrip flooring throughout and having a contemporary wall mounted inset living flame coal effect gas fire with marble frame, two double radiators and a contemporary vertical radiator, coving to ceiling, UPVC double glazed double French doors set into bay opening out to the rear garden with additional double glazed doors.

### EXTENDED BREAKFAST KITCHEN

15' 8" x 8' (4.78m x 2.44m) Superbly updated and modernised with the benefit of high gloss base and wall mounted cupboards, round edge work tops with tiling surround, inset 1 and a half bowl sink, inset double over and grill with micro above, gas hob with extractor above, integrated fridge and freezer. The room enjoys a double glazed front window, spot lighting to ceiling and a tiled floor.

### FIRST FLOOR LANDING

being approached by an staircase with spindle balustrade from the ground floor reception hall, radiator. Doors open to

### BEDROOM 1 (REAR)

13' 4" x 12' 2" max (4.06m x 3.71m max) with two double doored built-in wardrobes, UPVC double glazed window to rear, radiator, T.V. and door to:



### EN SUITE SHOWER ROOM

having a corner shower cubicle with shower over, pedestal wash hand basin, close coupled W.C., partial ceramic wall tiling, spotlighting, radiator and obscure UPVC double glazed window to rear.

### BEDROOM TWO (FRONT)

14' 7" max x 10' 6" (4.45m max x 3.20m) with double and single doored built-in wardrobes, double radiator and UPVC double glazed dormer window to front.

### BEDROOM THREE (FRONT)

11' 3" x 6' 9" (3.43m x 2.06m) with radiator and UPVC double glazed window to front.

### FAMILY BATHROOM

having a suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled W.C., partial ceramic wall tiling, spotlighting, double radiator, obscure UPVC double glazed window to front.

### SECOND FLOOR LANDING

staircase with spindle balustrade ascends from the first floor landing, loft access hatch and built-in cupboard housing the pre-lagged hot water cylinder.

### BEDROOM FOUR (REAR)

12' 2" x 11' (3.71m x 3.35m) with UPVC double glazed window to rear and radiator.



#### **BEDROOM FIVE (FRONT)**

12' 1" x 8' 8" (3.68m x 2.64m) This versatile fifth bedroom is ideal for a home office or art room with UPVC double glazed window to front and radiator.

#### **SEPARATE W.C.**

with close coupled W.C., pedestal wash hand basin with tiled splashback, recessed halogen spotlighting, extractor fan and radiator.

#### **INTREGATED GARAGE**

17' 3" x 8' (5.26m x 2.44m) with recently added bi-folding doors to front, useful internal courtesy door to hall, utility area provides plumbing and space for washing machine, space for tumble dryer, wall mounted storage cupboards and power points.

#### **OUTSIDE**

**PARKING** The property is set back from the road with a central herbaceous border flanked by a block paved driveway providing parking for two cars, and a wrought-iron side gated entrance leading to the rear with external power point and cold water tap.

**GARDEN** To the rear of the property is a contemporary landscaped garden designed for ease of maintenance with paved and gravelled, side access and useful store shed.



#### **PRIVATE ROAD/CHARGES**

**PRIVATE ROAD:** Harrington Walk is a private gated road with the gates operating only at night with each owner being supplied with a remote control fob. There is a Service Charge to cover maintenance of the roadway with an approximate charge of £30 per month. Details of which should be checked and verified before legal commitment on the property.

#### **COUNCIL TAX BAND D**

#### **FURTHER INFORMATION/SUPPLIER**

Drainage – Mains drainage and Water supply  
Electric connected with Gas heating  
Private Road

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.

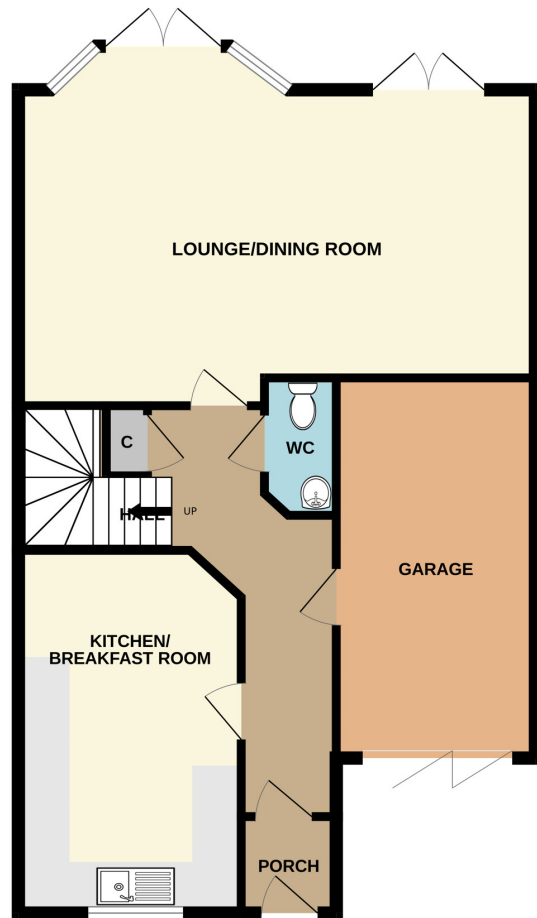


#### **VIEWING**

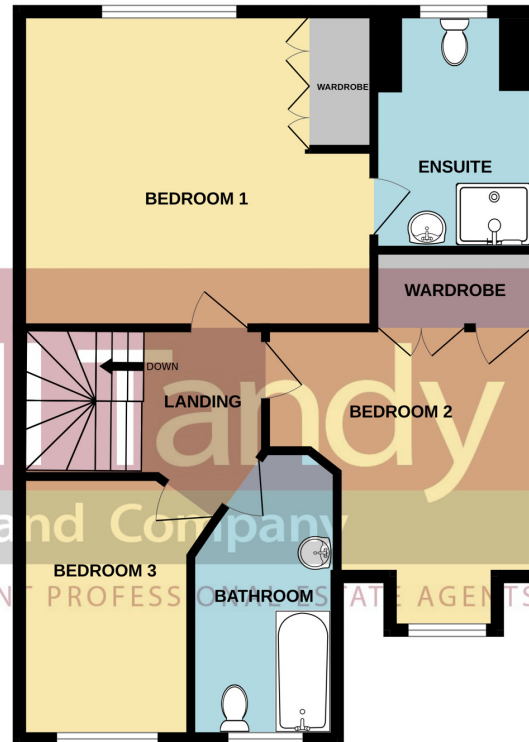
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

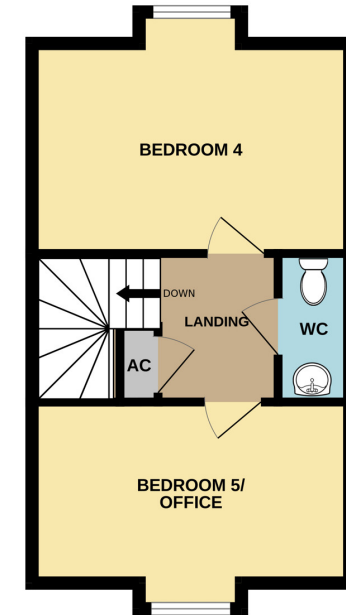
GROUND FLOOR



1ST FLOOR



2ND 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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