



34 Sainte Foy Avenue, Lichfield, Staffordshire, WS13 6PA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

34 Sainte Foy Avenue, Lichfield, Staffordshire, WS13 6PA

£280,000

Ideally situated on the edge of the popular Darwin Park development, this superbly extended end town house represents an excellent opportunity for either a first time buyer or downsizer. The lounge has been extended to the rear with a contemporary style addition incorporating a sky lantern flooding the room with natural light. That, together with the bi-fold doors which open onto the rear garden, makes this a particularly appealing living space. The property has a three bedroom layout on the first floor with both en suite and principal bathroom. The convenient location is perfect for accessing Lichfield's city centre amenities together with the excellent road and rail network for ease of commuter access. To fully appreciate the extent of the accommodation on offer, an early viewing would be strongly encouraged.



RECEPTION HALL

approached via a UPVC double glazed entrance door and having radiator with ornamental screen and stairs leading off.

FITTED GUESTS CLOAKROOM

having close coupled W.C., wash hand basin, partial ceramic tiling, radiator, laminate flooring, obscure UPVC double glazed window and extractor fan.

IMPRESSIVE EXTENDED FAMILY LOUNGE AND DINING ROOM

6.61m x 4.55m max (21' 8" x 14' 11" max) superbly extended and having laminate flooring, two double radiators, sky lantern, triple bi-fold doors opening out to the rear garden, useful under stairs storage cupboard and two wall light points.

KITCHEN

3.13m x 2.48m (10' 3" x 8' 2") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob and concealed extractor hood, breakfast bar, double radiator, wall mounted Glow-worm gas central heating boiler concealed within a wall cupboard with LCD timer, space and plumbing for washing machine, space for slimline dishwasher, integrated fridge with matching fascia, tiled splashbacks and UPVC double glazed window to front.

FIRST FLOOR LANDING

approached via the staircase with spindle balustrade and having loft access hatch with pulldown ladder and airing cupboard housing the pre-lagged hot water cylinder and linen shelving.



BEDROOM ONE

3.04m x 2.58m (10' 0" x 8' 6") having UPVC double glazed window to front, radiator, double doored built-in wardrobe and concertina screen opening to:

EN SUITE SHOWER ROOM

being aqua panelled and having a shower cubicle with Mira electric shower fitment, close coupled W.C., wash hand basin with vanity cupboard and mixer tap, mirrored vanity cabinet, chrome heated towel rail/radiator, downlighters and extractor fan.

BEDROOM TWO

2.96m x 2.60m (9' 9" x 8' 6") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.06m x 2.00m (6' 9" x 6' 7") having UPVC double glazed window to rear and radiator.



BATHROOM

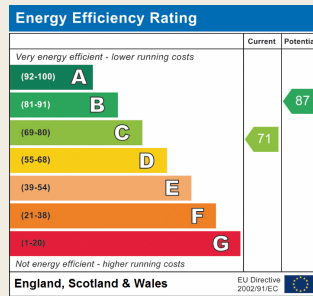
having a suite comprising panelled bath with mixer tap and Triton electric shower fitted over and glazed screen, pedestal wash hand basin and close coupled W.C., chrome heated towel rail/radiator, partial ceramic wall tiling, tiled flooring, UPVC double glazed window to front and extractor fan.

OUTSIDE

The property is set back off Sainte Foy Avenue with a pedestrian approach and wrought-iron railings and privet hedging providing a boundary to the lawned frontage, with pathway approach and side gated entrance leading round to the rear garden. To the rear of the property is an established garden with laurel hedges, lawn and patio seating area, fenced perimeters and useful garden storage shed. There are two allocated parking spaces in the parking courtyard to the rear of the property.

COUNCIL TAX

Band C.



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.



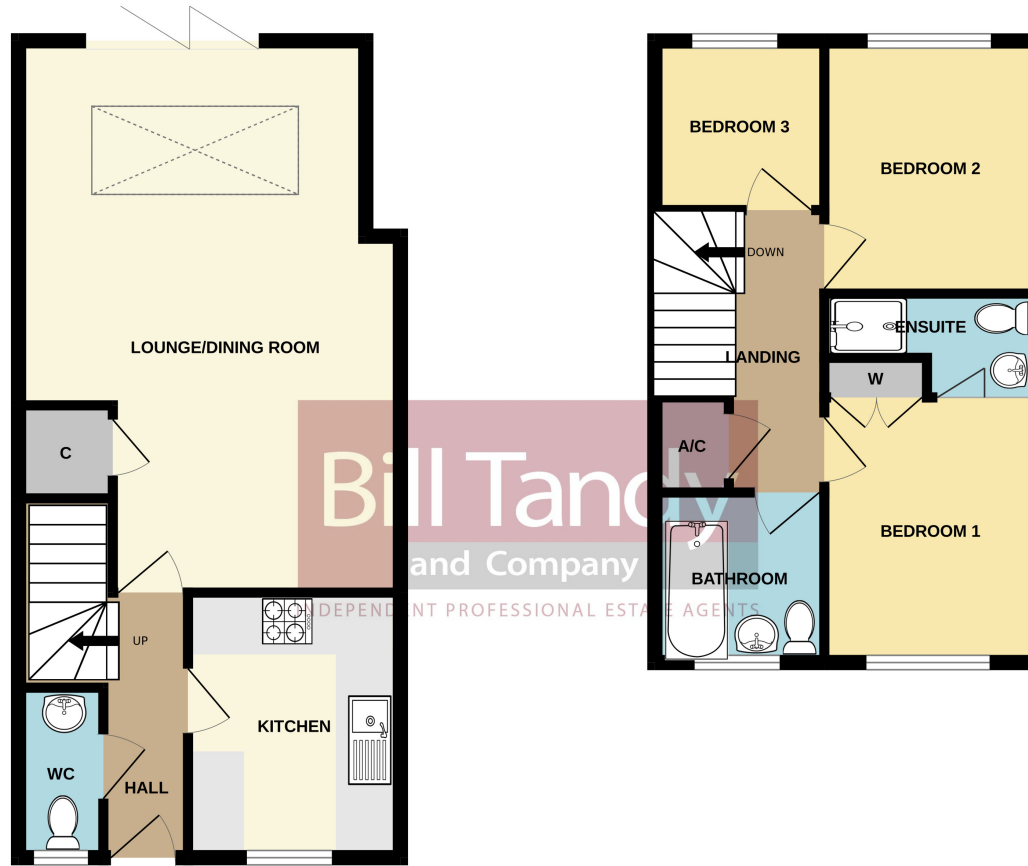
VIEWING

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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