



26 Coltman Close, Lichfield, Staffordshire, WS14 9YS

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000

Bill Tandy and Company are delighted to offer for sale this modern and superbly updated semi detached house located on the small and select cul de sac of Coltman Close on Boley Park. The property, which we strongly recommend is viewed to be fully appreciated, provides a contemporary feel throughout with stylish grey anthracite windows and Irish oak front door and roller shutter entrance door to store. The property comprises entrance hall, guests cloakroom, through lounge/dining room with feature gas burner, modern fitted kitchen, conservatory and useful ground floor study. To the first floor are three bedrooms and modern bathroom. Outside the property enjoys a superb plot with parking to front leading to the former garage now providing useful storage area and gardens to front and rear.



RECEPTION HALL

approached via a contemporary composite entrance door and having oak floor, radiator, stairs to first floor and doors open to:

UPDATED GUESTS CLOAKROOM

having an obscure double glazed window to front, chrome heated towel rail and modern white suite comprising vanity unit with inset wash hand and tiled surround and low flush W.C.

LOUNGE/DINING ROOM

8.14m x 3.93m max (2.24m min) (26' 8" x 12' 11" max 7'4" min) this stunning through room has double glazed window to front, two radiators, wooden floor, aluminium bi-fold doors opening to the rear garden whilst the feature and focal point of the room is its stunning cast-iron gas burner set on a granite hearth.

MODERN KITCHEN

2.83m x 2.40m (9' 3" x 7' 10") having tiled floor with underfloor heating, double glazed window to rear, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiling surround, wall mounted units, inset stainless steel sink with drainer, spaces suitable for washing machine, dishwasher and cooker and a useful under stairs pantry/cupboard.

CONSERVATORY

3.13m x 2.36m (10' 3" x 7' 9") having a range of double glazed windows, patio doors to rear garden, tiled floor with underfloor heating, space if required for a fridge/freezer and door to:

HOME OFFICE

2.54m x 2.13m (8' 4" x 7' 0") this versatile ground floor room forms part of the garage which has been converted to this home office or ground floor bedroom and has double glazed window to side, radiator and door to a store.



FIRST FLOOR LANDING

having an obscure double glazed window to side, loft access, radiator and doors open to:

BEDROOM ONE

3.67m x 2.89m max (2.44m min) (12' 0" x 9' 6" max 8' min) having double glazed window to front and radiator.

BEDROOM TWO

3.38m x 2.85m max (2.59m min) (11' 1" x 9' 4" max 8'6" min) having double glazed window to rear, radiator and wooden floor.

BEDROOM THREE

2.28m x 2.07m (7' 6" x 6' 9") having double glazed window to front, radiator and wooden floor.

UPDATED BATHROOM

having an obscure double glazed window to rear, modern white suite comprising vanity unit with cupboards and wash hand basin above, low flush W.C. and bath with shower appliance over, tiling surround, feature tiled flooring, designer radiator and ceiling spotlighting.



OUTSIDE

The property is superbly located in this highly sought after cul de sac position of Coltman Close. Set to the front is a tarmac drive with further paved parking area and side gate leading to the rear. There is a shaped lawned foregarden with hedged surround and pathway to the front entrance door. To the rear of the property is a paved patio area ideal for entertaining, shaped lawn, corner summerhouse, mature hedging and trees and external water tap.

STORE

2.39m x 2.06m (7' 10" x 6' 9") Part of the former garage and is ideal for storage with an electrically operated roller shutter door to front, inner courtesy door and boiler.

COUNCIL TAX

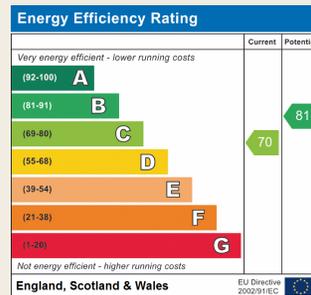
Band C.



FURTHER INFORMATION/SUPPLIERS

Water Supply and Drainage - Mains drainage - South Staffs Water and Severn Trent
Electric and Gas – Scottish Power
T.V and Broadband – SKY

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



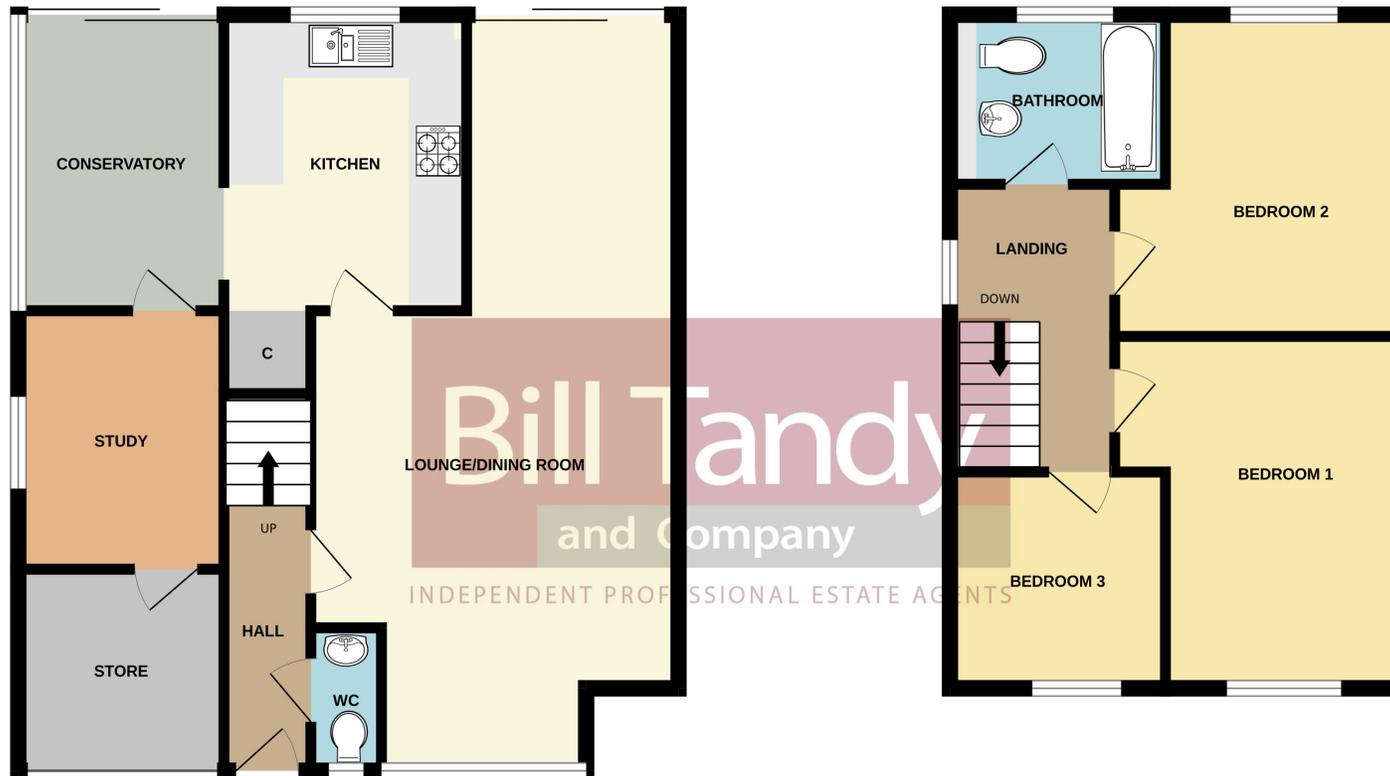
VIEWING

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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