

Bill Tandy
and Company

DRAFT

15 Richmond Drive, Lichfield, Staffordshire, WS14 9SZ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£650,000

Enjoying a delightful setting in one of Boley Park's most popular cul de sacs, this beautifully presented and substantially extended detached family home offers an outstanding accommodation layout. Immaculate throughout, the property has a superb open plan family dining kitchen area to the rear with bi-folds which open onto a glass covered pergola perfect for those sunny afternoons whilst entertaining. The four double bedroom layout offers great family credentials with both a luxury en suite and family bathroom. The setting is perfect for access to Lichfield city centre amenities and is within walking distance of the popular local schools. Commuters will also appreciate the convenience of the setting with its excellent road and rail network providing ease of journey to many Midland commercial centres and beyond. To fully appreciate the quality of this fabulous home an early viewing would be strongly encouraged.



TILED CANOPY PORCH

with downlighters and PVC composite entrance door opening to:

RECEPTION HALL

having feature herringbone flooring, stairs leading off with spindle balustrade, radiator with ornamental screen, coving and door to:

SITTING ROOM

4.94m max into bay x 3.67m (16' 2" max into bay x 12' 0") having an attractive contemporary fireplace with discreet lighting and inset living flame log effect gas fire, recess for T.V. and media, coving, low energy downlighters, UPVC leaded double glazed bay window to front with double radiator.

STUDY

4.00m x 2.34m (13' 1" x 7' 8") having integral quality fitted furniture providing shelving and display cabinets, fitted twin desk with useful drawer space, leaded UPVC double glazed window to front, low energy downlighters and radiator.

MAGNIFICENT OPEN PLAN FAMILY DINING KITCHEN WITH SITTING AREA

4.56m x 4.00m (15' 0" x 13' 1") having quartz work tops with base storage cupboards and drawers, one and a half bowl stainless steel sink unit with swan neck mixer tap, matching wall mounted storage cupboards, integral appliances including twin Neff ovens with warming drawer, Siemens four ring induction hob with extractor hood and bespoke splashback, integrated microwave, dishwasher and fridge with matching fascia, pull-out bin store, corner carousel unit, LED kickboard lighting, low energy downlighters, under-cupboard lighting, integrated microwave, ceramic floor tiling, coving, leaded double glazed windows to rear, tiled flooring with underfloor heating and built-in coat store cupboard with shelving and lighting.

FAMILY DINING/SITTING AREA

5.45m x 3.63m (17' 11" x 11' 11") flowing through from the kitchen area this generous dining/sitting area has a continuation of the tiled flooring with underfloor heating, clever display backlit recessed, triple bi-fold door to the covered patio, three leaded double glazed windows to rear, double radiator, low energy downlighters and coving.



FITTED GUESTS CLOAKROOM

having close coupled W.C., wash hand basin with mono bloc mixer tap, comprehensive ceramic wall and floor tiling with underfloor heating, low energy downlighters and extractor fan.

UTILITY ROOM

4.00m x 2.30m (13' 1" x 7' 7") a superb sized utility room having further quartz work surfaces, one and a half bowl sink unit with mixer tap, base and wall mounted storage cupboards, space and plumbing for washing machine, tumble dryer and fridge, integrated drinks fridge, wall mounted Worcester gas central heating boiler, comprehensive ceramic wall tiling, useful broom cupboard, radiator and UPVC leaded double glazed door and window to the rear garden. Door to garage.

FIRST FLOOR LANDING

having loft access hatch with pulldown ladder, radiator and doors leading off to:

BEDROOM ONE

4.63m x 3.56m (15' 2" x 11' 8") a generous room having two leaded UPVC double glazed windows to front, radiator, coving, two bedside lights, downlighters and door to:



EN SUITE SHOWER ROOM

having large tiled shower cubicle with thermostatic shower fitment, wash hand basin with mono bloc mixer tap, close coupled W.C., comprehensive ceramic floor and wall tiling, electric shaver point, vanity wall lights, downlighters, chrome heated towel rail/radiator, obscure UPVC leaded double glazed window to front and a double bi-fold door opens to a linen cupboard with shelving.

BEDROOM TWO

4.50m x 2.80m (14' 9" x 9' 2") having two leaded UPVC double glazed windows to rear, double built-in wardrobe, coving and downlighters.

BEDROOM THREE

4.90m x 2.35m (16' 1" x 7' 9") a through room having dual aspect UPVC leaded double glazed windows, double radiator, access to loft space and downlighters.

BEDROOM FOUR

3.80m x 2.84m (12' 6" x 9' 4") having double built-in wardrobe, leaded UPVC double glazed window to rear, radiator, coving and feature discreet feature pelmet lighting.



FAMILY BATHROOM

being fully tiled and having a suite comprising panelled bath with mixer tap with shower attachment and thermostatic shower fitment fitted over with glazed screen, feature wash hand basin with mono bloc mixer tap, close coupled W.C., wall light points, vanity mirror, electric shaver point, chrome heated towel rail/radiator, low energy downlighters and extractor fan.

OUTSIDE

The property is set back off the road with a block paved driveway providing parking for several cars and a side gated entrance leading round to the rear garden. To the rear of the property is a charming landscaped garden with generous patio area having a glass roofed pergola providing perfect shelter whilst entertaining with electric heaters and lighting. There is a circular feature lawn surrounded by a combination of pavioured pathway and flower and herbaceous borders. The pathway leads to a further seating area which has a dwarf wall with integral lighting, and the garden has fenced perimeters, useful garden storage shed and established trees and shrubs.

GARAGE

4.00m x 2.30m (13' 1" x 7' 7") approached via an up and over sectional entrance door and having fluorescent light, power points and door to utility.

COUNCIL TAX

Band F.



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/>

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.

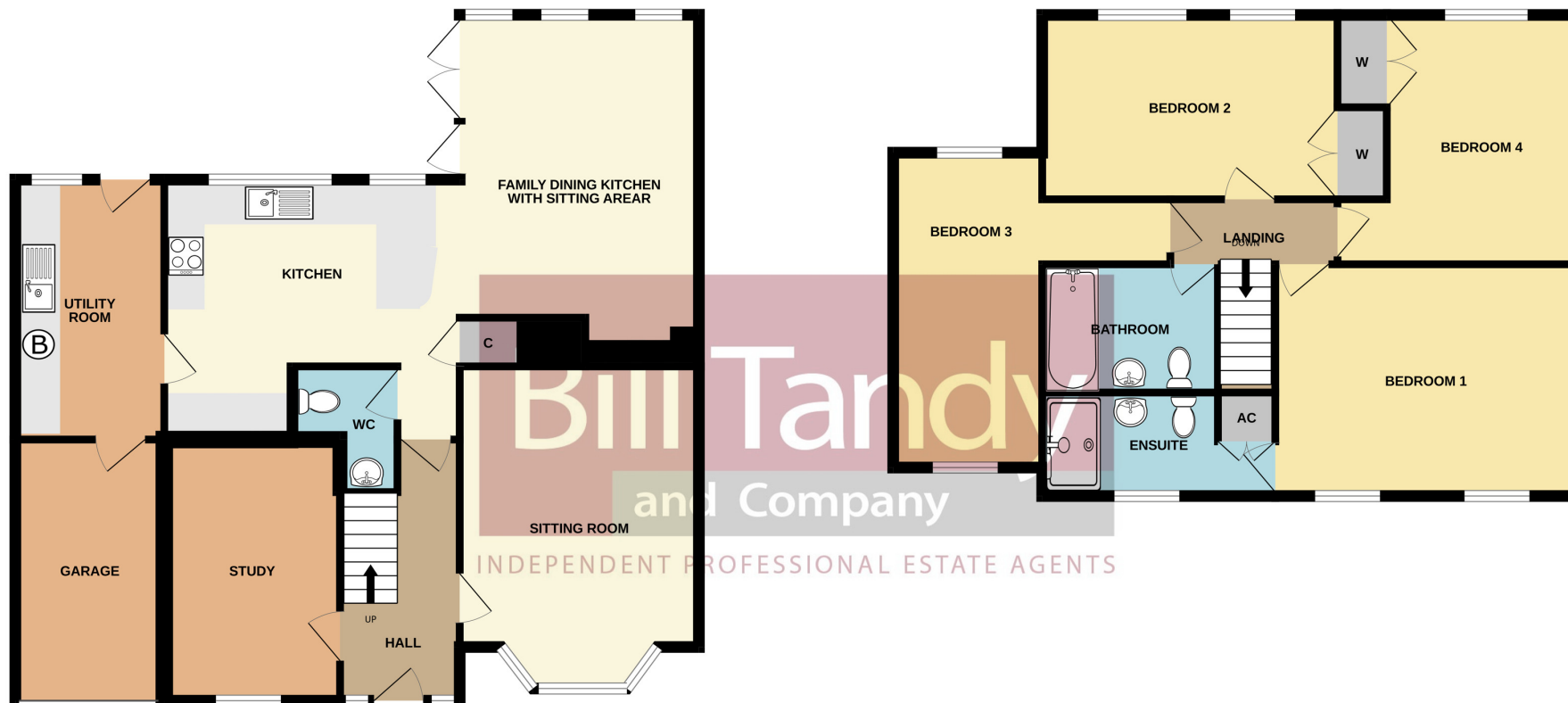
VIEWING

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



15 RICHMOND DRIVE, LICHFIELD WS14 9SZ

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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