



80 Ferndale Road, Lichfield, Staffordshire, WS13 7DW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

80 Ferndale Road, Lichfield, Staffordshire, WS13 7DW

£315,000

Bill Tandy and Company are delighted in offering for sale this well presented and extended semi detached property, superbly located on the highly sought after cul de sac of Ferndale Road. The property itself, which benefits from no upward chain, needs to be viewed to be fully appreciated, and comprises entrance porch, reception hall, lounge, extended dining room, modern kitchen, ground floor bedroom four/office, three first floor bedrooms, bathroom and separate W.C. Parking is found to the front, there is a useful side covered area and there are gardens to front and rear.



PORCH

accessed via UPVC double glazed double entrance doors and having double glazed windows to front and side and an impressive oak leaded light entrance door opens to:

RECEPTION HALL

having stairs with oak balustrade to first floor accommodation, radiator, wooden shelving and doors open to:

LOUNGE

4.81m x 3.73m (15' 9" x 12' 3") having two radiators and a feature and focal point fireplace having a tiled hearth and inset, wooden mantel above and inset recessed open fire. An archway leads through to:

EXTENDED DINING ROOM

3.17m x 2.00m (10' 5" x 6' 7") having double glazed windows to side and rear and radiator.

MODERN KITCHEN

2.88m x 2.10m (9' 5" x 6' 11") having double glazed window overlooking the garden, useful pantry style store cupboards, a range of base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, inset stainless steel sink with swan neck mixer tap, inset double oven with four ring gas hob, space for washing machine and fridge/freezer. A UPVC double glazed door opens to:

USEFUL SIDE COVERED AREA

having UPVC double glazed doors to front and rear

GROUND FLOOR BEDROOM FOUR/OFFICE

3.67m x 2.11m (12' 0" x 6' 11") forming part of the original garage this useful ground floor room would be ideal as a home office or additional bedroom having double glazed window to front, radiator, useful storage cupboards and door to the hall.



FIRST FLOOR LANDING

having loft access with pulldown ladder leading to the loft space with light. Oak wooden doors lead off to:

BEDROOM ONE

3.68m x 2.93m (12' 1" x 9' 7") having double glazed window overlooking the rear garden and radiator.

BEDROOM TWO

3.60m x 2.70m (11' 10" x 8' 10") having double glazed window to front and radiator.

BEDROOM THREE

2.67m x 2.14m (8' 9" x 7' 0") having double glazed window to front and radiator.

BATHROOM

2.40m x 2.10m (7' 10" x 6' 11") having an obscure double glazed window to rear, radiator, modern suite comprising pedestal wash hand basin with tiled surround, bath with shower screen and shower appliance over and boiler cupboard housing the recently upgraded Glow-worm boiler.

SEPARATE W.C.

having obscure glazed window to side and low flush W.C.



OUTSIDE

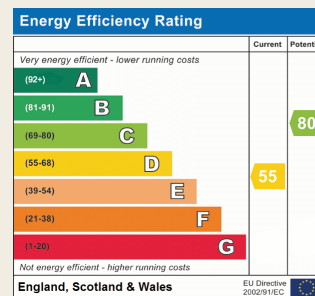
To the front of the property is a block paved driveway providing parking. There is a mainly lawned foregarden with flower bed borders. One of the distinct features of the property is its rear garden having patio area with shaped lawn beyond with well stocked borders, additional lawn, greenhouse, shed and mature trees and shrubs.

COUNCIL TAX

Band D.

FURTHER INFORMATION

Mains drainage and water connected. 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.

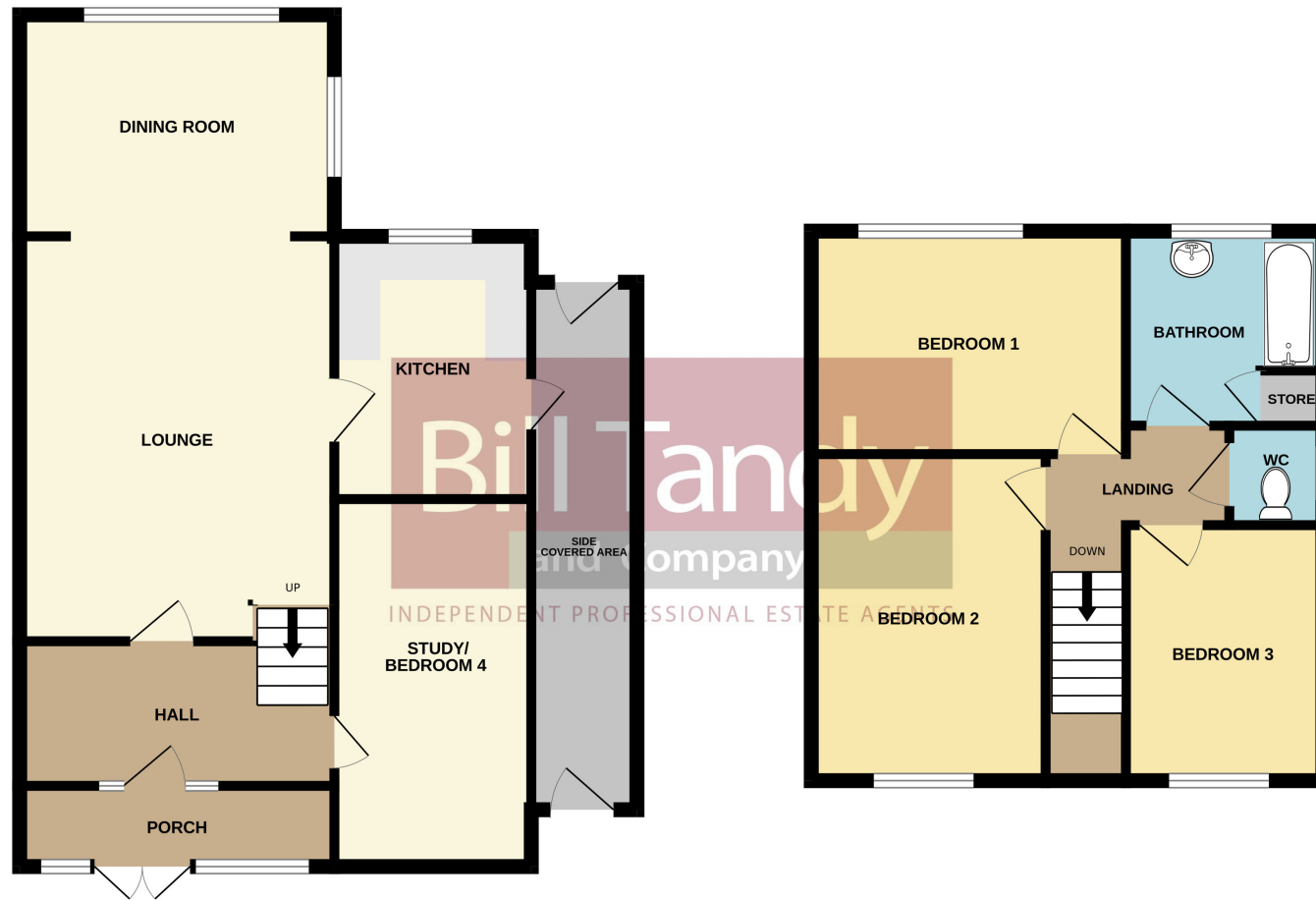
VIEWING

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



80, FERNDAL ROAD, LICHFIELD, WS13 7DW

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



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