



32 Ferndale Road, Lichfield, Staffordshire, WS13 7DJ

Bill Tandy and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

32 Ferndale Road, Lichfield, Staffordshire, WS13 7DJ

£450,000

** EXTENDED DETACHED 3/4 BEDROOM HOUSE WITH DOUBLE GARAGE ** Bill Tandy and Company are delighted in offering for sale this extended detached family home located on the sought after cul de sac of Ferndale Road. Situated on the northern side of the city the property is well positioned with nearby access to a range of well regarded primary schools and Friary secondary school, whilst Beacon Park and Morrisons superstore are all within walking distance. The property itself, which benefits from no upward chain, needs to be viewed to be fully appreciated and comprises porch, impressive reception hall, through lounge/dining room, kitchen, rear porch, sitting room/bedroom four, three first floor bedrooms and bathroom. Outside there is parking to the front on a block paved driveway leading to the double garage, and there are front and rear gardens. Internal viewings are recommended to take full advantage of this rare opportunity of a detached home in this desirable setting. Please note that the property is subject to probate.



PORCH

approached via tilt and sliding double glazed front doors and having tiled flooring and internal obscure double glazed door opens to:

RECEPTION HALL

having stairs to first floor with under stairs storage cupboard, radiator and doors to:

LOUNGE/DINING ROOM

5.96m x 3.87m max (19' 7" x 12' 8" max) this generously sized reception room has double glazed window to front, double glazed patio doors to rear garden, radiator and the feature and focal point of the room is the slate tiled hearth and matching inset with wooden mantel beam above and housing an inset gas fire.

KITCHEN

3.82m x 2.67m (12' 6" x 8' 9") having double glazed window overlooking the rear garden, comprehensive range of units comprising base cupboards and drawers with round edge work tops, tiling surround, wall mounted cupboards, inset one and a half bowl sink unit, Neff oven with four ring gas hob and extractor fan above, built-in fridge/freezer, space for washing machine and concealed space housing the Worcester boiler. An archway leads to:

REAR PORCH

having UPVC double glazed door to rear garden, door to double garage and access to:

SITTING ROOM/BEDROOM FOUR

3.56m x 3.09m (11' 8" x 10' 2") having double glazed window to rear, radiator and feature fireplace with flame effect electric fire, wooden surround and mantel above.

FIRST FLOOR LANDING

having double glazed window to side, loft access and doors to:



BEDROOM ONE

4.79m plus recess x 2.69m (15' 9" plus recess x 8' 10") having two double glazed windows to rear, radiator, fitted bedroom furniture comprising wardrobes, chests of drawers and bedside cabinets and recess housing a dressing table.

BEDROOM TWO

3.59m x 3.03m (11' 9" x 9' 11") having double glazed window to front, radiator and fitted bedroom furniture comprising wardrobes and dressing table.

BEDROOM THREE

2.57m x 1.93m (8' 5" x 6' 4") having double glazed window to front, radiator and over stairs wardrobe.

BATHROOM

2.66m x 1.74m (8' 9" x 5' 9") having an obscure double glazed window to rear, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with Triton shower over and linen cupboard.



OUTSIDE

To the front of the property is a block paved driveway leading to the porch and double garage, and there is a shaped lawned foregarden with well stocked flower bed borders with rose bushes. To the rear is a crazy paved style patio area with raised flower bed borders with rose bushes, hedges and conifers for screening. Steps lead to a raised shaped lawn with further borders and fenced surround.

DOUBLE GARAGE

4.50m x 4.32m (14' 9" x 14' 2") approached via an up and over entrance door and having light and power supply, water tap and door to rear porch.

COUNCIL TAX

Band D.

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		81
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

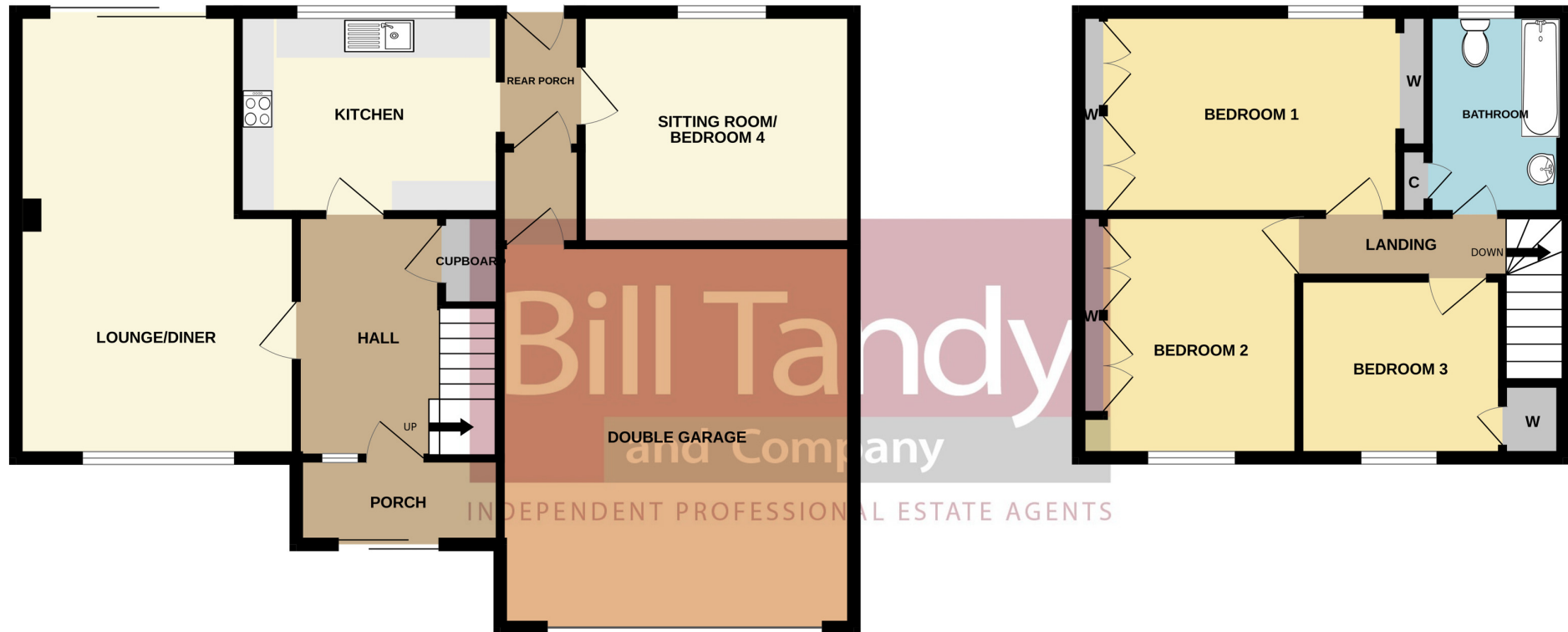
VIEWING

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



32 FERNDALE ROAD, LICHFIELD WS13 7DJ

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.
 Made with Metropix ©2024

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS