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15 York Close, Lichfield, Staffordshire, WS13 7ST

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

15 York Close, Lichfield, Staffordshire, WS13 7ST

£255,000

Enjoying a cul de sac setting in this convenient residential district of Lichfield cathedral city centre, this well presented link detached family home is available with the benefit of no upward chain and the potential for an early completion. The property has a well planned accommodation layout with lots of potential, and a very private aspect to the rear garden. Lichfield's city centre amenities are just over a mile away, and the property is perfectly placed for quick access to Trent Valley and Lichfield City railway stations. To fully appreciate the accommodation an early viewing would be recommended.



RECEPTION HALL

approached via a UPVC obscure double glazed entrance door and side screen with external wall lantern and having tiled floor and under stairs storage cupboard.

LOUNGE

4.79m x 3.03m (15' 9" x 9' 11") having fitted coal effect gas fire standing on a slate hearth with exposed brick feature chimney, leaded UPVC double glazed bow window to front, further double glazed window to same, radiator, wall light points and door to:

DINING ROOM

3.85m x 2.56m (12' 8" x 8' 5") having double radiator, coving, stairs leading off and double glazed sliding patio door out to the conservatory.

CONSERVATORY

5.08m x 2.66m (16' 8" x 8' 9") being UPVC double glazed and having tiled flooring, double radiator, two wall light points and door to garage.

KITCHEN

2.80m x 2.14m (9' 2" x 7' 0") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob and extractor hood, space and plumbing for washing machine and tiled splashback.

FIRST FLOOR LANDING

having loft access hatch with pulldown ladder, obscure double glazed window and cupboard housing the Ideal Logic Plus combination gas central heating boiler and linen shelving.

BEDROOM ONE

4.13m x 2.88m (13' 7" x 9' 5") having UPVC double glazed window to front, radiator and coving.



BEDROOM TWO

3.00m x 2.75m (9' 10" x 9' 0") having double doored built-in wardrobe, UPVC double glazed window to rear, radiator and coving.

BEDROOM THREE

2.27m x 1.85m (7' 5" x 6' 1") having UPVC double glazed window to front, radiator and coving.

SHOWER ROOM

having corner Quadrant shower cubicle with Triton shower fitment, vanity unit with wash hand basin and mixer tap, close coupled W.C., comprehensive ceramic floor and wall tiling, chrome heated towel rail/radiator and obscure UPVC double glazed window to rear.

GARAGE

5.56m x 2.43m (18' 3" x 8' 0") approached via an up and over entrance door and having light and power and housing a useful W.C. with close coupled W.C., wash hand basin with tiled splashback and extractor fan.



OUTSIDE

The property is set back from the road with a block paved driveway providing parking for several cars and flanked by a foregarden with artificial lawn. To the rear is an established garden having patio area, lawn, defined perimeters and mature shrubbery borders.

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
668 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



15 YORK CLOSE, LICHFIELD WS13 7ST

TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

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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