



24 Kilby Avenue, Lichfield, Staffordshire, WS13 7TB

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£265,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this generous size semi-detached house superbly located on this small and select development on the edge of Eastern Avenue with a range of amenities found nearby. The property has been recently built by Orbit Homes with a superb internal specification. Located on the cul de sac of Kilby Avenue the accommodation comprises reception hall, guests cloakroom, lounge/dining room, modern kitchen, two first floor double bedrooms, and modern bathroom. Parking is found to the left hand side of the property, and the property has a superbly landscaped rear garden. Early viewings are highly recommended to fully appreciate this well presented house.



CANOPY PORCH

leading to the composite front entrance door which opens to:

RECEPTION HALL

having radiator, stairs to first floor, Hive thermostat and doors open to:

GUESTS CLOAKROOM

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

KITCHEN

3.08m x 1.59m (10' 1" x 5' 3") having double glazed window to front, radiator, tiled floor, spotlighting to ceiling, concealed space housing Worcester boiler, pale grey high gloss base cupboards and drawers, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink with drainer and swan neck mixer tap, inset Bosch oven with four ring gas hob, stainless steel splashback and extractor fan above, integrated fridge/freezer and space for washing machine and slimline dishwasher.

LOUNGE/DINING ROOM

4.46m x 3.72m (14' 8" x 12' 2") having double glazed French doors opening to the rear garden, double glazed window to side, two radiators and useful under stairs store cupboard.

FIRST FLOOR LANDING

having loft access and doors opening to:

BEDROOM ONE

3.73m x 2.54m (12' 3" x 8' 4") having two double glazed windows to front, radiator, recess ideal for wardrobe and good sized over-stairs store cupboard.

BEDROOM TWO

3.71m x 2.57m (12' 2" x 8' 5") having double glazed window to rear, radiator and built-in wardrobe. The free-standing wardrobe may be available by separate negotiation.



BATHROOM

2.29m x 1.67m (7' 6" x 5' 6") having obscure double glazed window to side, chrome heated towel rail, tiled floor, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen and spotlighting to ceiling.

OUTSIDE

The property is superbly positioned at the end of this desirable cul de sac with a tandem driveway to the left hand side and gated access opening to the rear garden. One of the distinct features of the property is the superbly improved low maintenance landscaped garden having two patio spaces, shaped lawn, fenced perimeters and storage shed which may be available by separate negotiation.

DEVELOPMENT SERVICE CHARGE

We understand the property is subject to a development upkeep service charge of approximately £220.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band B.

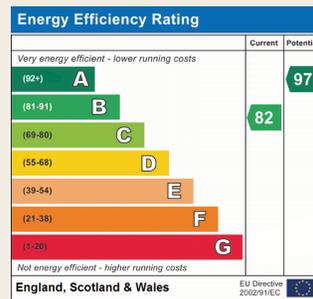


FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.

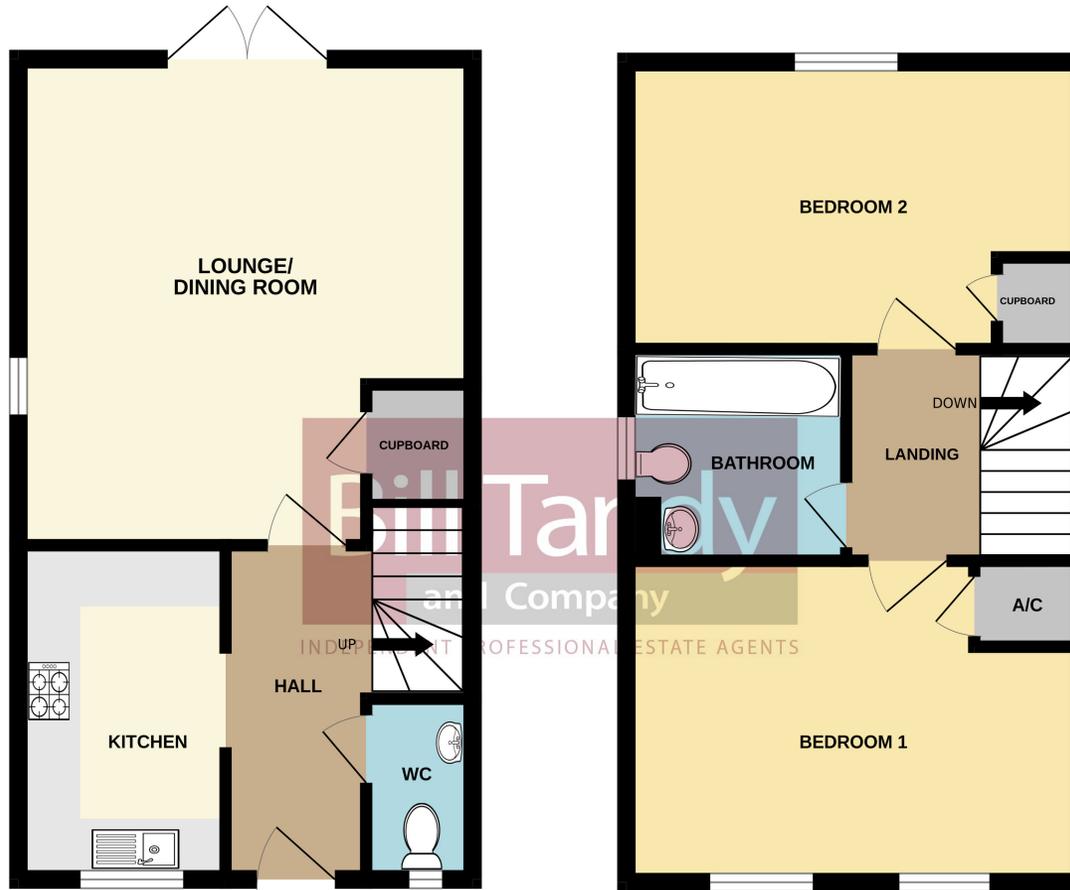
VIEWING

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



24 KILBY AVENUE, LICHFIELD, WS13 7TB

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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