

Bill Tandy
and Company



107 Ferndale Road, Lichfield, Staffordshire, WS13 7DW

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£525,000

Bill Tandy and Company are delighted in offering for sale this superbly extended and improved detached family home located at the end of the desirable cul de sac of Ferndale Road. One of the distinct features of Ferndale Road is its close proximity to a range of local primary schools and the desirable Friary secondary school, and the Morrisons supermarket and Beacon Park are also within walking distance. The property itself has been sympathetically improved and updated by the present owner and offers a wealth of accommodation, and we strongly urge the property is viewed internally to be fully appreciated. The accommodation briefly comprises hall, through sitting room, dining family room, updated breakfast kitchen, side hallway, snug/office/bedroom, ground floor shower room, four first floor bedrooms one having an en suite shower room, and family bathroom. The property sits on a generously sized and larger than average plot with block paved in-out-out driveway, garage and superb sized and generous rear garden.



RECEPTION HALL

accessed via a recently updated composite front entrance door with window alongside and having stairs to first floor and doors open to:

SITTING ROOM

8.49m x 3.64m (27' 10" x 11' 11") this extended through sitting room has double glazed bow window to front, double glazed window and door opening to the rear garden, two radiators and the feature and focal point of the room is the fireplace with hearth, inset, wooden surround and mantel above housing an inset gas.

DINING FAMILY ROOM

4.71m x 3.40m (15' 5" x 11' 2") having double glazed windows to front and side, radiator and superb under stairs storage recess currently used as a home office space with space for a desk.

UPDATED BREAKFAST KITCHEN

5.59m max (4.51m min) x 3.39m (18' 4" max 14'10" min x 11' 1") having double glazed windows to rear and side, door to side pathway, radiator and useful store cupboard having space for washing machine and tumble dryer. The kitchen has a range of updated high gloss units comprising base cupboards and drawers with preparation work tops above, metro style tiled splashback surround, wall mounted cupboards, inset one and a half bowl stainless steel sink, inset oven with gas hob above and contemporary extractor fan, integrated dishwasher and space for fridge/freezer.

SIDE HALL

located off the sitting room and providing a useful storage area having door to garage and access to:

SNUG/HOME OFFICE

3.00m x 2.79m (9' 10" x 9' 2") this room could also be used as a ground floor bedroom having double glazed windows to rear and side and door to garden.



GROUND FLOOR SHOWER ROOM

2.31m x 1.70m (7' 7" x 5' 7") having double glazed window to side and a modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower tray with shower appliance over.

FIRST FLOOR LANDING

having doors opening to:

BEDROOM ONE

4.71m x 2.84m (15' 5" x 9' 4") having double glazed window to rear, radiator, loft access hatch with pulldown ladder and door to:

EN SUITE SHOWER ROOM

2.80m x 1.36m (9' 2" x 4' 6") having double glazed window to front, radiator, suite comprising vanity unit with inset wash hand basin, low flush W.C., shower enclosure with sliding doors and shower appliance over and full ceiling height tiling surround.

BEDROOM TWO

4.60m x 2.85m (15' 1" x 9' 4") having double glazed window overlooking the rear garden and radiator.



BEDROOM THREE

3.67m x 2.50m (12' 0" x 8' 2") having double glazed window overlooking the rear garden, radiator and wardrobe with sliding door.

BEDROOM FOUR/DRESSING ROOM

3.62m x 3.39m (11' 11" x 11' 1") providing access to bedroom one, however could be divided into a separate bedroom and having double glazed window to front and radiator.

FAMILY BATHROOM

2.59m x 2.41m (8' 6" x 7' 11") having obscure double glazed window to front, boiler cupboard housing the Worcester boiler and a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath with shower screen and shower appliance over.



OUTSIDE

One of the distinct features of the property is its superb in-and-out block paved driveway to the front providing parking for numerous vehicles and leading to the garage. There is a side gate leading to the rear. To the rear is a generously sized and larger than average rear garden having a paved patio entertaining space, sweeping shaped lawn with well established herbaceous borders and low level shrubs and trees for screening. There is an additional lawned area with orchard style feature with mature trees and conifers and storage shed, and an additional hardstanding space beyond ideal for log cabin or greenhouse.

GARAGE

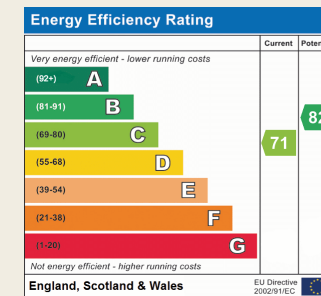
5.00m x 2.87m (16' 5" x 9' 5") having a sliding bi-fold entrance door and door to internal accommodation.

COUNCIL TAX

Band D.

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.



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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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