



GROUND FLOOR



16 BROADLANDS RISE, LICHFIELD WS14 9SF

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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16 Broadlands Rise, Lichfield, Staffordshire, WS14 9SF

£400,000 Freehold

Enjoying a lovely setting on the popular Boley Park area of Lichfield, this attractive detached bungalow is on a corner plot within a peaceful cul de sac setting. Available with the benefit of no upward chain, the property has tremendous scope and potential and represents a wonderful opportunity within this highly desirable location. With a spacious through lounge/dining room, good sized breakfast kitchen and three bedrooms, the property is very generous, with the delightful fore and rear gardens adding to its appeal. There is a detached double garage to the rear of the bungalow with a driveway and additional double gated access to the rear garden. Lichfield cathedral city centre amenities are within easy reach making this not only an attractive bungalow option, but also very convenient for local facilities. To fully appreciate the extent of the accommodation on offer an early viewing would be strongly encouraged.



RECEPTION HALL

approached via an obscure double glazed entrance door and having radiator with ornamental screen, coving, built-in coats storage cupboard also housing the Glow-worm gas central heating boiler and built-in airing cupboard with pre-lagged hot water cylinder and linen shelving.

THROUGH LOUNGE/DINING ROOM

6.40m max into bay x 3.63m (21' 0" max into bay x 11' 11") a generously proportioned room having a traditional wooden fire surround with tiled hearth and backing housing an inset living flame coal effect gas fire, coving, dado rail surround, double and single radiators, leaded sealed unit double glazed window to front and double glazed sliding patio door out to the rear garden.

BREAKFAST KITCHEN

4.55m x 2.43m (14' 11" x 8' 0") having work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, glazed display cabinet, one and a half bowl stainless steel sink unit, built-in Bosch double oven and grill with four ring electric hob and extractor hood, integrated fridge and freezer with matching fascias, cupboard with space for the washing machine, tiled splashbacks, radiator, space for breakfast table, leaded sealed unit double glazed window to rear, door to garden, timer for central heating, coving and fluorescent light strip.

BEDROOM ONE

3.81m x 3.73m (12' 6" x 12' 3") having double wardrobe with mirrored sliding door, additional fitted wardrobes with overhead storage cupboards and bedside tables, coving, loft access hatch, leaded sealed unit double glazed window to rear, radiator and door to:



EN SUITE W.C.

having close coupled W.C., pedestal wash hand basin, partial ceramic tiling, radiator, coving and an obscure sealed unit double glazed window.

BEDROOM TWO

3.80m x 2.70m (12' 6" x 8' 10") having double wardrobe with mirrored sliding door, radiator, leaded sealed unit double glazed window to front and coving.

BEDROOM THREE

3.17m x 2.23m (10' 5" x 7' 4") having leaded sealed unit double glazed window to front, double wardrobe with mirrored sliding door, radiator and coving.

RE-FITTED SHOWER ROOM

having a walk-in tiled shower cubicle with glazed surround and Aqualisa thermostatic shower fitment with remote starter control, close coupled W.C., vanity unit with wash hand basin and cupboard space beneath, ceramic floor and wall tiling, chrome heated towel rail/radiator, coving, wall mirror, fitted vanity cabinet, electric shaver point and obscure leaded sealed unit double glazed window.



OUTSIDE

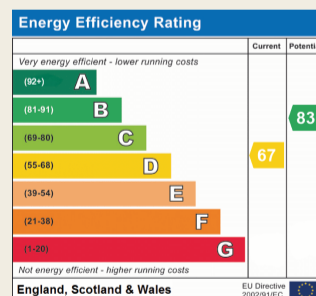
The property occupies a corner position at the end of a cul de sac with a private double driveway to the side and double gated access into the rear garden. To the front of the property is a mature foregarden with a good level of screening with established trees and shrubs. The rear garden is attractively laid out with patio seating area and central pathway flanked by well tended lawns with mature shrubs and trees and enjoys a sunny south westerly aspect and a good degree of privacy.

DETACHED DOUBLE GARAGE

5.18m x 5.14m (17' 0" x 16' 10") having twin up and over entrance doors, one with electric door opener control, UPVC double glazed personal door to rear garden and fluorescent light and power points.

COUNCIL TAX

Band E.



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.