



16a Dimbles Lane, Lichfield, Staffordshire, WS13 7HW

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

16a Dimbles Lane, Lichfield, Staffordshire, WS13 7HW

£395,000

Immaculately presented, this impressive detached family home enjoys a delightful location with a beautifully presented rear garden enjoying a pleasant private aspect with far-reaching views across Lichfield. The property has been lovingly cared for by the present owners and provides a well planned family layout with the addition of a large UPVC conservatory. Within easy reach of Lichfield's city centre amenities, the property is perfectly positioned to take full advantage of all that the cathedral city has to offer. Commuters will certainly appreciate the Lichfield district as the excellent road and rail network provides superb commuting links to many Midland commercial centres. To fully appreciate the quality of this accommodation, an early viewing would be strongly recommended.



CANOPY PORCH

with wall lantern and obscure UPVC double glazed entrance door to:

RECEPTION HALL

having double radiator, stairs leading off with spindle balustrade, coving to ceiling and central heating thermostat.

FITTED GUESTS CLOAKROOM

having W.C., wash hand basin with tiled splashback, ceramic floor tiling and obscure UPVC double glazed window.

LOUNGE

5.35m max into bay x 3.74m (17' 7" max into bay x 12' 3") having a traditional Adam style fire surround with marble hearth and backing housing an inset living flame pebble effect gas fire, UPVC double glazed bay window to front, radiator, coving, three wall light points and glazed double doors to:

DINING ROOM

3.08m x 2.79m (10' 1" x 9' 2") having radiator, coving to ceiling and double glazed sliding patio doors to:

CONSERVATORY

being UPVC double glazed on a brick base with double doors to garden, ceiling light, two wall light points, power points, electric convector heater and insulated light-weight roof with roof lights.

KITCHEN

2.79m x 2.61m (9' 2" x 8' 7") having ample work surface space with base storage cupboards, matching wall mounted storage cupboards, under cupboard lighting, single drainer sink unit with mixer tap, space for gas or electric cooker with extractor above and space for fridge, tiled splashback and door to:

UTILITY ROOM

having work surface space, space and plumbing for washing machine, dishwasher and tumble dryer, wall mounted storage cupboards, wall mounted Potterton central heating boiler, broom cupboard, radiator, UPVC double glazed window to rear and double glazed door to same and ceramic tiled splashbacks.



FIRST FLOOR LANDING

having UPVC double glazed window to side, built-in airing cupboard with pre-lagged hot water cylinder, linen shelving and timer for central heating.

BEDROOM ONE

3.85m x 2.98m (12' 8" x 9' 9") having two built-in wardrobes, radiator and UPVC double glazed window to front.

BEDROOM TWO

3.07m x 2.79m (10' 1" x 9' 2") having built-in wardrobe, radiator and UPVC double glazed window to rear overlooking the garden and school playing fields beyond with pleasant far-reaching views across Lichfield.

BEDROOM THREE

2.78m x 2.37m (9' 1" x 7' 9") having UPVC double glazed window to front, radiator and built-in wardrobe.

BATHROOM

having a quality suite comprising panelled bath with mixer tap and shower attachment, vanity unit with inset Villeroy and Boch wash hand basin and W.C. with concealed cistern, useful cupboard space and shelving, comprehensive ceramic wall tiling, heated towel rail/radiator, electric shaver point and obscure UPVC double glazed window to rear.



OUTSIDE

The property is set back off the road with a tarmac driveway edged with block paving and a neat lawned foregarden with flower and herbaceous border, and a wide side access ideal for boat or caravan. A gate leads to the rear garden. To the rear of the property is a beautifully landscaped garden with slabbed shaped patio area with dwarf retaining wall with established flower border and steps rising to a well maintained and shaped lawn with fenced perimeters, greenhouse, garden storage shed, attractive pergola feature with spa jacuzzi, pleasant private aspect, useful external lighting and cold water tap.

GARAGE

5.56m x 2.92m (18' 3" x 9' 7") having up and over entrance door, light and power points, access to independent loft space, UPVC entrance door and obscure glazed screen.

COUNCIL TAX

Band D.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

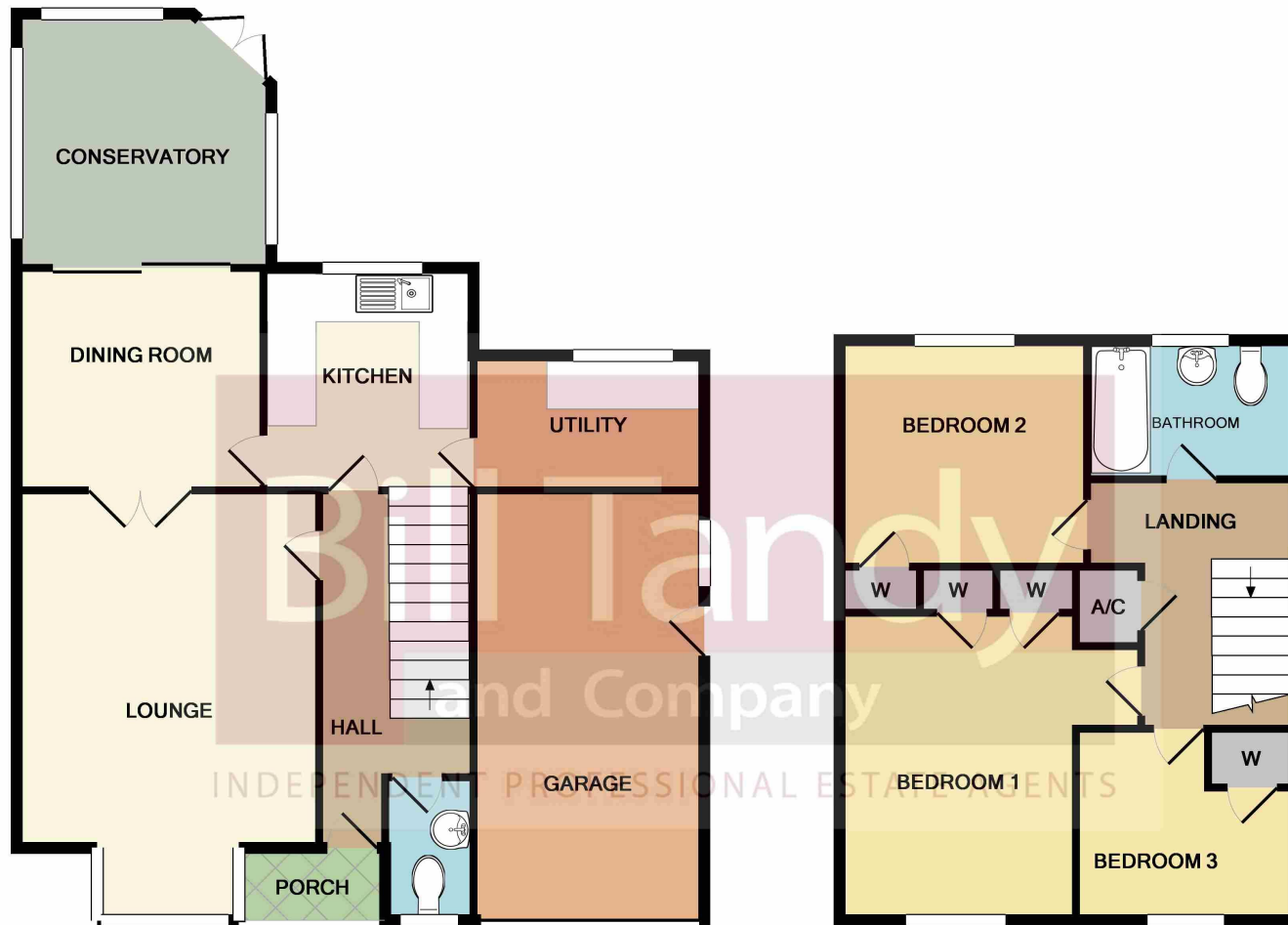
TENURE

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

16A DIMBLES LANE, LICHFIELD WS13 7HW

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019

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

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS