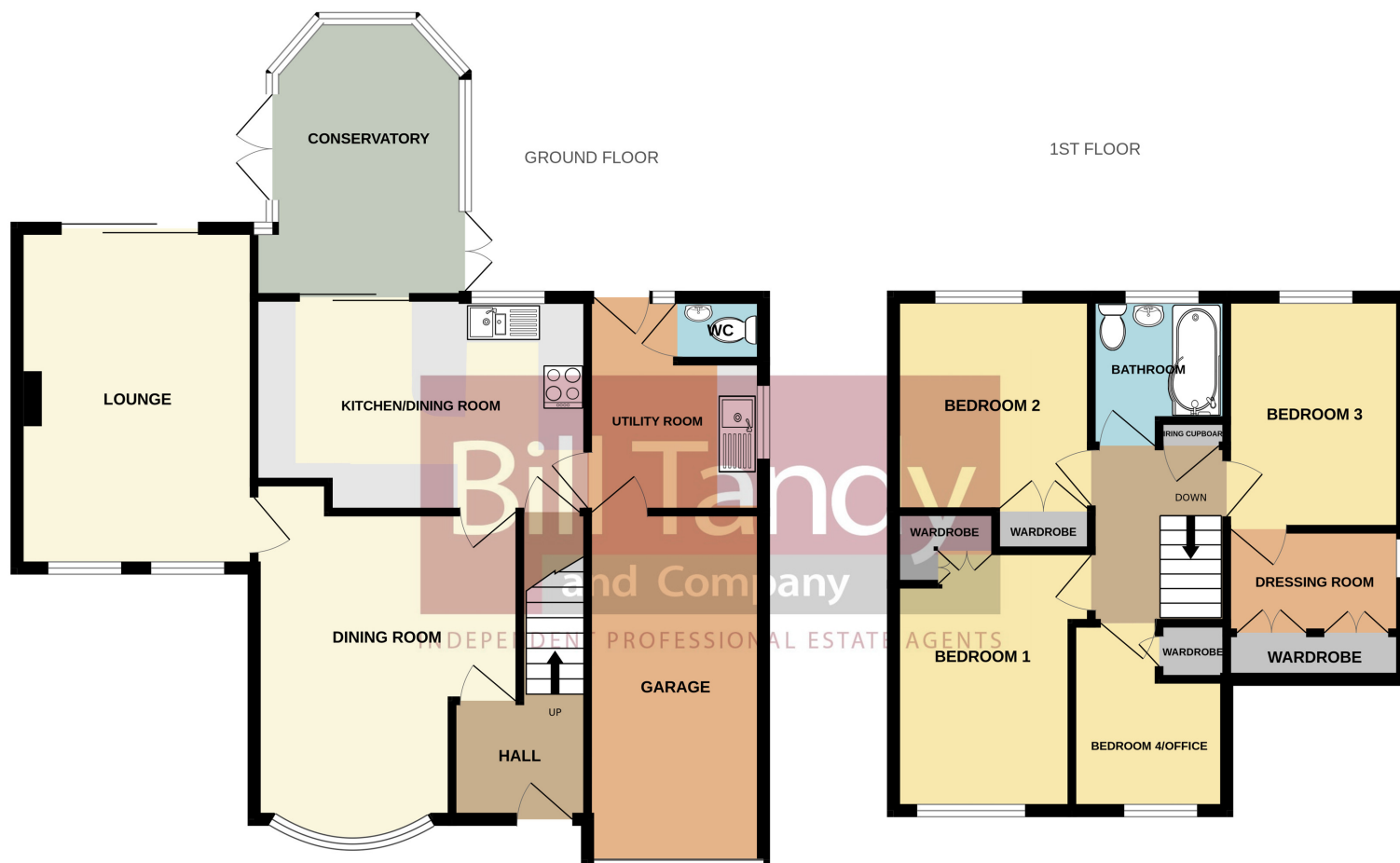


DRAFT



34, HAZEL GROVE, LICHFIELD WS14 9AS

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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34 Hazel Grove, Lichfield,
Staffordshire, WS14 9AS

£475,000 Freehold

Bill Tandy and Company are delighted in offering for sale this superbly extended and updated family home located at the end of this highly sought after cul de sac position of Hazel Grove. The property is superbly positioned in a highly desirable school catchment area and within close proximity to the Cathedral city centre. The property is further ideally situated with close proximity to the train and bus stations found within Lichfield City providing access to Birmingham and access to London can be found via nearby Trent Valley Station. The detached house, which needs to be viewed in order to fully appreciate the accommodation on offer, boasts a superb, generous sized plot complimented with ample parking and generous gardens to rear and side. Briefly comprising; reception hall, lounge, dining room, updated breakfast kitchen, conservatory, utility room and w/c. To the first floor are four generous sized bedrooms one of which with dressing room and bathroom. As previously mentioned, one of the distinct features of the property is the beautiful gardens which have been well cared for by the present owner located to rear and extended to left hand side of the property.



RECEPTION HALL

Complimented with a wooden front entrance door, stairs to first floor while door opens to;

DINING ROOM

3.92m x 4.6m (12' 10" x 15' 11") Complimented with a panelled bow window to front, door to dining kitchen, gas point whilst further door opens to;

LOUNGE

3.46m x 5.13m (11' 4" x 16' 10") Complimented with windows to front, additional patio doors opening to rear garden, whilst a feature and focal point of the room is its electrically operated and contemporary flame effect fire with gas point for fire if preferred.

UPDATED DINING KITCHEN

3.23m x 4.89m (10' 7" x 16' 1") Complimented with rear window, patio door to conservatory, superbly updated and modern kitchen units comprising of base cupboards and drawers set on round edge worktops, inset stainless steel one and a half sink with tiling surround and wall mounted storage cupboards, inset recently fitted double oven and grill complimented with gas hob. Space ideal and suitable for dishwasher.

CONSERVATORY

4.51m x 2.89m (14' 10" x 9' 6") With tiled flooring complimented with underfloor heating, doors to both sides and a further range of windows providing feature views the garden.

UTILITY ROOM

3.04m x 2.47m (10' 0" x 8' 1") With side window, Vaillant boiler, space for a range of white goods set below complimentary round edge worktops, tiled floor, door and window to rear, courtesy to garage.



W/C

Complimented with a modern suite with wash hand basin, low flush WC and further rear window.

LANDING

Stairs from the reception hall provide access to the landing with doors opening through to;

BEDROOM ONE

4m x 2.8m (13' 1" x 9' 2") Complimented by front aspect window and built in wardrobe.

BEDROOM TWO

2.81m x 3.39m (9' 3" x 11' 1") With rear window and built in wardrobes.

BEDROOM THREE

3.4m x 2.45m (11' 2" x 8' 0") This superbly extended room located to the rear enjoys a rear window, whilst door provides access to;

DRESSING ROOM

2.43m x 1.8m (8' 0" x 5' 11") Side window and superbly fitted built in wardrobes.



BEDROOM FOUR

3.07m x 2.06m (10' 1" x 6' 9") With front appointed window and door to cupboard.

BATHROOM

With rear window and updated white suite comprising of vanity unit with inset sink, combo flush WC, tiled splashback surround, P- shaped shower bath with shower and extractor fan over.

OUTSIDE

The property is superbly located at the end of this highly sought after cul de sac position with superb plot enjoying front side and rear gardens. with useful side access gate. The front of the property is complimented with a block paved drive to front leading to the garage and front entrance door.

GARAGE

5.35m x 2.48m (17' 7" x 8' 2") With front up and over door, useful inner courtesy door to utility.



GARDENS

One of the distinct features of the property is the superb rear and further left hand side appointed gardens. This highly unique and generous sized plot provides paved patio areas, sheltered patios served via access from conservatory and lounge, sweeping shaped lawns with well stocked mature borders, complimented with shrubs and trees for screening. Further paved patio, raised side garden with further lawn, mature and established borders, further seating areas.

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.