



24 Hartslade, Lichfield, Staffordshire, WS14 9RH

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS  
and Company

## 24 Hartslade, Lichfield, Staffordshire, WS14 9RH

# £400,000

Bill Tandy and Company are delighted to offer for sale this modern detached family home superbly located within the cul de sac of Hartslade on the highly sought after Boley Park development and enjoying a secluded position. The property is a short walk away from Darnford golf course, the Co-op convenience store, Turnpike pub and Lichfield Health and Fitness club. A further range of amenities are a short distance away in the cathedral city of Lichfield. Hartslade is a desirable cul de sac located off Darnford Lane on the south side of Lichfield and is ideal for commuters with nearby access to the motorway network. The property itself, which has the benefit of no upward chain, comprises hall, guests cloakroom, lounge/dining room, conservatory with upgraded all year roof, 'L' shaped dining kitchen, three first floor bedrooms, one having en suite shower room, and family bathroom. One of the distinct features of the property is its generous frontage with parking for numerous vehicles, useful garage and well kept and stocked rear garden. Internal viewings are highly recommended.



### RECEPTION HALL

approached via a UPVC double glazed front door and having double glazed windows to front and side, laminate flooring, stairs to first floor, radiator and doors open to:

### GUESTS CLOAKROOM

having a modern white suite comprising corner pedestal wash hand basin with tiled splashback surround and low flush W.C. and chrome towel rail.

### LOUNGE/DINING ROOM

7.56m x 3.12m max (2.07m min) (24' 10" x 10' 3" max 6'9" min) having UPVC double glazed window to front, two radiators, laminate flooring and feature fireplace with marble hearth and inset, wooden surround and mantel housing a gas fire. Double glazed sliding doors open to:

### DOUBLE GLAZED CONSERVATORY

2.94m x 2.00m (9' 8" x 6' 7") this modern conservatory has recently had the benefit of an all year roof added and has French doors to patio and laminate flooring.

### 'L' SHAPED DINING KITCHEN

5.34m x 3.30m max (1.94m min) (17' 6" x 10' 10" max 6'4" min) having double glazed window and French doors provide access and views of the garden, radiator, tiled flooring, door to garage, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, Glow-worm central heating boiler and spaces ideal for cooker, dishwasher, fridge and freezer,

### FIRST FLOOR LANDING

having useful loft access, airing cupboard, obscure double glazed window to side and doors open to:



### BEDROOM ONE

4.17m x 3.15m (13' 8" x 10' 4") having a double glazed square box bow window to front, radiator and bi-fold door to:

### EN SUITE SHOWER ROOM

having modern white suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with bi-fold screen and shower appliance over.

### BEDROOM TWO

3.17m x 3.14m (10' 5" x 10' 4") having double glazed window to rear and radiator.

### BEDROOM THREE

2.60m x 1.75m (8' 6" x 5' 9") having double glazed window to front, radiator and built-in double wardrobe.

### MODERN BATHROOM

1.73m x 1.60m (5' 8" x 5' 3") having obscure double glazed window to rear, chrome heated towel rail and modern suite comprising pedestal wash hand basin with white marble style tiled surround, low flush W.C. and twin ended bath with bi-fold shower screen and Triton shower appliance over.



## OUTSIDE

One of the distinct features of the property is its secluded position located on the cul de sac of Hartslade, having a generous front block paved area providing parking for numerous vehicles. There is an additional gravelled parking area to the front and shared tarmac access for the neighbouring property. To the rear of the property is a paved patio area with shaped lawn set beyond, well stocked mature borders with low level shrubs and trees providing useful screening and a potting shed to the rear.

## GARAGE

4.87m x 2.40m (16' 0" x 7' 10") approached via an electrically operated roller shutter door and having light and power supply, space and plumbing for washing machine and door to dining kitchen.

## COUNCIL TAX

Band D.



## FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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](mailto: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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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