



31
Cherry Orchard

31 Cherry Orchard, Lichfield, Staffordshire, WS14 9AN

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£795,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this rare chance to acquire this Edwardian semi detached house located in a prime City setting within a sought after school catchment whilst being walking distance to the City Centre of Lichfield. The property has been superbly looked after and improved to a high standard by the present owner and offers a wealth of accommodation arranged on three levels. The accommodation comprises an entrance porch, impressive hall with Minton styled tiled floor, access door to a small cellar. Off the hallway can be found a front appointed Sitting room with bay window and feature fireplace, dining room with feature fireplace, guests cloakroom, L-shaped rear appointed Dining Kitchen with french doors to garden, additional useful utility room. On the first floor are four generously sized bedrooms, shower room and family bathroom. On the second floor is a fifth bedroom with access to eave storage. One of the main features of the property is the Outside space offers superb landscaped gardens to rear, parking driveway to front whilst an additional allocated garage can be found to rear and accessed from Oakhurst. Internal viewings are highly recommended to appreciate this stunning accommodation.



PORCH

Wooden front entrance door and internal door opens to

IMPRESSIVE RECEPTION HALL

This impressive entrance is complimented with a traditional Minton style tiled floor, stairs to first floor with access door to CELLAR providing useful storage, radiator, side double glazed sash window. Doors open to

GROUND FLOOR W.C.

Suite comprises a low flush w.c., wash hand basin, tiled surround and side sash window.

SITTING ROOM

With a walk in double glazed square bay window to front, column radiator, feature fireplace with a marble hearth, surround and mantle above, open fire cast iron inset.

DINING ROOM

Double glazed sash window to rear, column radiator, feature fireplace with a tiled hearth, marble surround with mantle above, gas fire with tiled inset.

L-SHAPED DINING KITCHEN

This superbly improved and rear appointed kitchen is an ideal space for entertaining with Kardean flooring, column radiators, rear and side sash windows, rear access to garden served with a French doors. The kitchen enjoys a range of encasement base cupboards and drawers with granite worktops above, tiling surround, wall mounted cupboards with under unit lighting, glazed display cabinets, side dresser, inset ceramic sink with feature garden views, feature AGA with electric and gas facility, multiple ovens and six burners above. space for an American style fridge freezer, integrated dishwasher. Door opens to

UTILITY ROOM

With a front sash window, tiled floor, base storage cupboards with preparation work tops above, inset sink unit with tiled splashbacks, spaces below for washing machine and tumble dryer.

ON THE FIRST FLOOR

Stairs from the reception hall ascend to the first floor landing, stairs to second floor, doors open to:



BEDROOM 1

Double glazed sash windows to front, column radiator, door provides access to a walk in wardrobe with front window, useful multiple hanging rails.

BEDROOM 2

this middle bedroom enjoys a double glazed rear sash window, column radiator.

FAMILY BATHROOM

polished tiled floor with underfloor heating, Chrome towel rail, side double glazed sash window, full ceiling height tiled splashback, suite comprises a pedestal wash hand basin, low flush w.c., bath with a twin head shower above and shower screen.

SHOWER ROOM

This useful additional shower room comprises a side double glazed sash window, tiled floor with underfloor heating, column radiator with towel rail surround, suite comprises a pedestal wash hand basin with full ceiling height tiled splashback surround, low flush w.c., shower with twin head shower above.

BEDROOM 3

With a double glazed rear sash window, column radiator and door to wardrobe.

BEDROOM 4/STUDY

This highly versatile rear bedroom could be an ideal space for working from home with a rear view of the gardens with its sash window, column radiator.



ON THE SECOND FLOOR

Stairs from the first floor landing ascend to the second floor accommodation with sky light, access door to useful useable storage room, and door opens to

BEDROOM 5

This top floor bedroom enjoys a double glazed window to front with Cathedral view, column radiator, door to walk in wardrobe space with spotlighting and hanging rails.

OUTSIDE

The property is approached via a brick pillared entrance leading to the block paved front driveway which leads to the front entrance door and side access gate. Set to the rear is a superbly landscaped and carefully designed long garden with block paved areas with gated side access, lighting, power points and water tap. Set beyond, is a water feature with gravelling and box hedging, well stocked flower borders, pergola with space ideal for a hot tub, further paved areas leading to a rear appointed lawn area, pond, storage shed, rear access gate to the garage (located off Oakhurst).

GARAGE

Set to the rear with access from Oakhurst. Further gated access to rear garden.

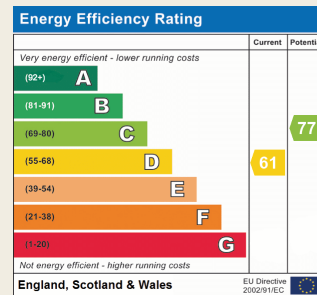


FURTHER INFORMATION/SUPPLIERS

Drainage - Mains drainage- South Staffs Water.
Electric and Gas supplier - Utility Warehouse
T.V - Sky
Telephone/ Broadband - B.T

For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

COUNCIL TAX BAND F



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.

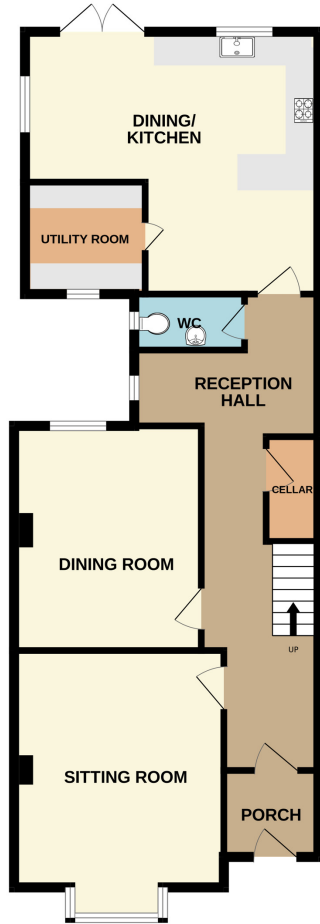


VIEWING

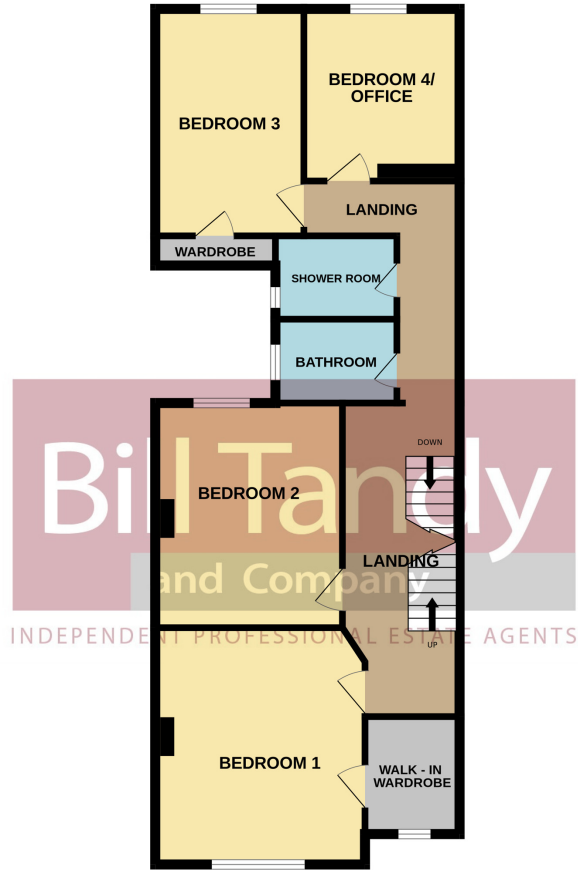
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

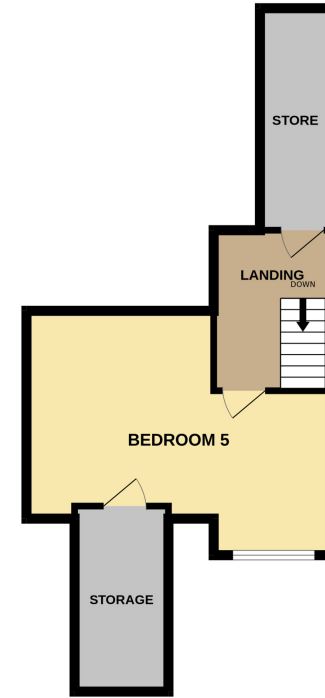
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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