



6 Vale Close, Lichfield, Staffordshire, WS13 7LJ

and Company

Bill Tandy
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INDEPENDENT PROFESSIONAL ESTATE AGENTS

6 Vale Close, Lichfield, Staffordshire, WS13 7LJ

£595,000

Enjoying a premium location within this highly desirable district of Lichfield, this peaceful location is perfect for the family buyer. This substantial detached family home offers tremendous scope and potential and is available with the benefit of no upward chain and the potential for a quick completion. The accommodation layout is perfect for the family buyer with three reception rooms and four bedrooms, added to which is the convenience of the location with the excellent facilities available within the cathedral city itself. Perfect for local schools and with excellent commuter links, an early viewing of this very comfortable property would be strongly recommended.



RECEPTION HALL

approached via an obscure leaded glazed entrance door and having stairs leading off with spindle balustrade, coved cornice and door to:

FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern, wash hand basin, co-ordinated tiling, radiator and obscure sealed unit double glazed window to side.

FAMILY LOUNGE

5.47m x 3.36m (17' 11" x 11' 0") having feature inglenook fireplace with timber beam surround and raised quarry tiled hearth with inset living flame coal effect gas fire and leaded sealed unit double glazed window-lights, double glazed sliding patio door out to the rear garden, coved cornice, double radiator and four wall light points.

DINING ROOM

3.77m x 2.75m (12' 4" x 9' 0") having double glazed sliding patio door to the rear garden, radiator and coved cornice.

STUDY

3.36m x 2.99m (11' 0" x 9' 10") having sealed unit leaded double glazed window to front, radiator, coved cornice and ceiling rose.

'L' SHAPED BREAKFAST KITCHEN

4.66m max x 4.61m max (15' 3" max x 15' 1" max) generously proportioned and having ample work surface space with base wooden doored storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with mixer tap, built-in oven and microwave, four ring hob, integrated dishwasher, fridge and freezer each with matching fascias, leaded sealed unit double glazed windows to rear and side, co-ordinated tiled splashbacks, coving, ceiling spotlights, radiator, central heating timer and door to:



UTILITY ROOM

having further work surface space with single drainer sink unit, space and plumbing for washing machine, wall mounted Worcester condensing gas central heating boiler, leaded glazed door to rear garden and built-in airing cupboard with pre-lagged hot water cylinder and linen shelving.

FIRST FLOOR LANDING

having coved cornice, ceiling rose, loft access hatch with pulldown ladder and built-in linen store cupboard with radiator.

MASTER BEDROOM

5.00m max into bay x 3.90m (16' 5" max into bay x 12' 10") having walk-in leaded sealed unit double glazed bay window to front, range of fitted wardrobes and matching bedside cabinets and overhead storage cupboards, coving, radiator and door to:

EN SUITE SHOWER ROOM

having corner shower cubicle with aqua-panelling and Aqualisa thermostatic shower, vanity unit with wash hand basin and cupboard space beneath, close coupled W.C., bidet, comprehensive ceramic wall tiling, obscure leaded glazed window to side and radiator.



BEDROOM TWO

3.42m x 3.41m (11' 3" x 11' 2") having double wardrobe with sliding mirrored door, leaded sealed unit double glazed window to front and radiator.

BEDROOM THREE

3.61m x 2.43m (11' 10" x 8' 0") having double wardrobe with sliding mirrored door, radiator and leaded sealed unit double glazed window to rear.

BEDROOM FOUR

3.35m x 2.43m (11' 0" x 8' 0") having leaded sealed unit double glazed window and radiator.

FAMILY BATHROOM

having suite comprising corner spa bath with mixer tap, separate shower cubicle with Aqualisa thermostatic shower, vanity with inset wash hand basin and cupboard space below and W.C. with concealed cistern, comprehensive ceramic wall tiling, obscure leaded sealed unit double glazed window to rear and electric shaver point.

DOUBLE GARAGE

5.33m x 5.25m (17' 6" x 17' 3") approached via an electric up and over entrance door and having light and power and door to reception hall.



OUTSIDE

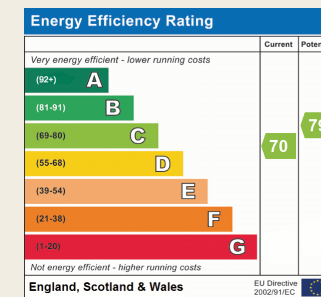
To the front of the property is a block paved driveway providing parking for four cars with lawned foregarden and side herbaceous border, external wall lantern and side wrought-iron gated entrance leading to the rear garden. To the rear of the property is an established garden with patio seating area, lawn, fenced perimeters and herbaceous side borders.

COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIERS

Mains water and drainage- South Staffs Water. Electricity - EON. Gas - British Gas. Telephone - BT. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.

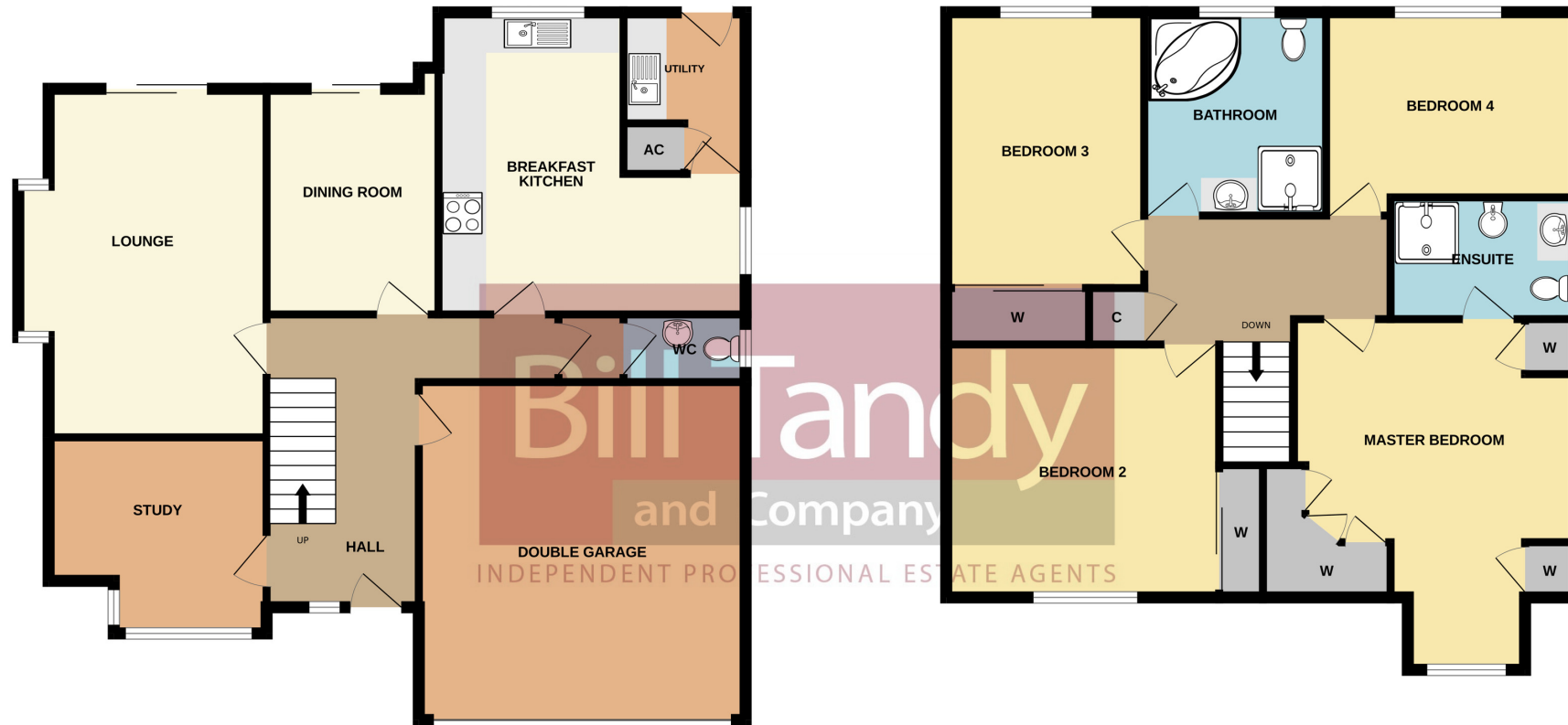
VIEWING

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



6 VALE CLOSE, LICHFIELD WS13 7LJ

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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