



Bridge House 2a Merlin Way, Whittington, Lichfield,  
Staffordshire, WS14 9PG

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

**Bridge House 2a Merlin Way,  
Whittington, Lichfield, Staffordshire,  
WS14 9PG**

**£480,000 Offers Over**

Bill Tandy and Company are delighted to offer this rare opportunity to purchase a detached family home located in a secluded position and in the sought after cul-de-sac position of Merlin Way. These properties rarely come to the market and with that in mind we strongly urge an internal inspection for it to be fully appreciated. The property has been superbly extended, however provides scope for further extension subject to planning, and it is offered with the benefit of no upward chain. The accommodation comprises hall, recently added ground floor wet room, spacious lounge, dining room, modern breakfast kitchen, conservatory, four generously sized first floor bedrooms and shower room. Outside there is a deep front garden and, tarmac drive providing parking for numerous vehicles leading to a side car port and garage. The rear garden has been improved with a raised paved patio area with shaped lawn beyond, whilst one of the distinct features of the property is the canal set beyond with feature views looking over the canal bridge. The property has a good location in the village of Whittington with an abundance of facilities within walking distance including the Bit End Field with childrens playground and cricket pavilion, and is in the highly sought-after catchment for Whittington primary school and King Edward VI secondary school.



**CANOPY PORCH**

with UPVC double glazed front door with window alongside opening to:

**RECEPTION HALL**

having stairs to first floor with under stairs storage, radiator and doors to:

**GROUND FLOOR WET ROOM**

2.14m x 1.27m (7' 0" x 4' 2") having obscure double glazed window to side, radiator, modern suite comprising wall mounted wash hand basin, low flush W.C. and walk-in shower area with non-slip floor and shower appliance over and full ceiling height tiling surround with mosaic border.

**LOUNGE**

4.14m x 4.09m (13' 7" x 13' 5") having double glazed bow window to front with view across a tree lined green, radiator and the focal point of the room: its fireplace with tiled hearth, exposed surround with recessed display alcoves, wooden mantel beam above and electric flame fire. There is a capped gas point if required.

**EXTENDED DINING ROOM**

4.73m x 2.93m (15' 6" x 9' 7") having UPVC double glazed windows and doors opening to the rear patio area and conservatory. Radiator.

**BREAKFAST KITCHEN**

4.20m x 2.90m (13' 9" x 9' 6") having a range of modern handleless base cupboards and drawers with round edge work tops above, tiled surround, wall mounted storage units, inset stainless steel one-and-a-half bowl sink with swan neck mixer tap, inset Neff slide and hide oven, four ring gas hob and extractor fan above, spaces for white goods to include fridge/freezer, washing machine and tumble dryer. Non slip floor. Double glazed rear window and door opens to:



**CONSERVATORY**

3.93m x 3.01m (12' 11" x 9' 11") having a range of double glazed windows with views of the garden, French doors to patio, door to dining room and further doors to garage and kitchen

**FIRST FLOOR LANDING**

having an obscure double glazed window to side, loft access, airing cupboard housing tank with slatted shelving above and doors open to:

**BEDROOM ONE**

4.14m x 3.42m (13' 7" x 11' 3") having double glazed window to front, radiator and fitted double wardrobe.

**BEDROOM TWO**

4.77m x 2.92m (15' 8" x 9' 7") this extended bedroom has double glazed windows to rear and side, radiator and fitted double wardrobe.

**BEDROOM THREE**

3.05m x 2.18m (10' 0" x 7' 2") having double glazed window to front and radiator.

**BEDROOM FOUR**

2.95m x 2.17m (9' 8" x 7' 1") having double glazed window to rear and radiator.



### SHOWER ROOM

having an obscure double glazed window to rear, radiator and suite comprising pedestal wash hand basin with full ceiling height tiled splashback surround, low flush W.C. and shower enclosure with shower appliance over and non slip floor.

### OUTSIDE

The property is superbly positioned on an end plot enjoying feature gardens and with garage, car port, ample parking and canal to the rear. There is a sweeping tarmac drive providing parking for numerous vehicles leading to the car port. To the rear of the property is a paved patio area ideal for entertaining, with retaining wall. There is a shaped lawn set beyond with herbaceous borders, shrubs and hedging.

A feature wall and double gates open to a private canal side lawn. This provides superb scope for activities such as fishing and canoeing as well as mooring a boat. (Details of mooring a boat can be found on the British waterways website and would be subject to application)



### CAR PORT

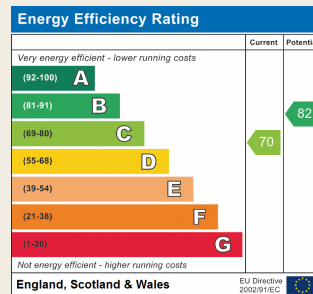
located to the front of the garage this useful sheltered car port area provides additional parking. There is a side gate leading to the rear garden.

### GARAGE

5.08m x 2.27m (16' 8" x 7' 5") having double doors opening to the car port, double glazed windows to rear and side, light and power supply, door to conservatory and Glow-worm boiler.

### COUNCIL TAX

Band E.



### 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.

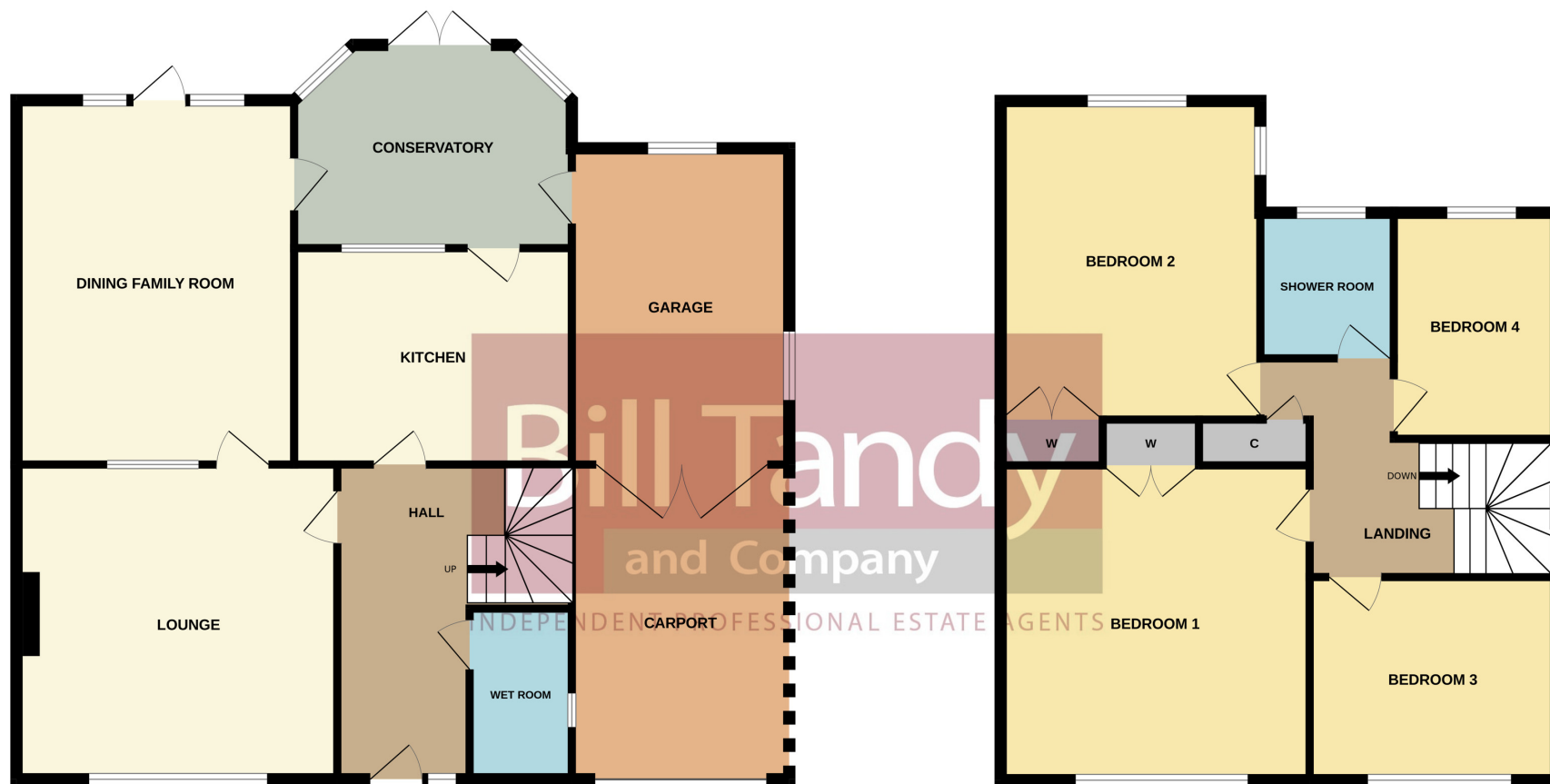
### VIEWING

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



2A MERLIN WAY, WHITTINGTON, WS14 9PG

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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