



19 Colling Drive, Lichfield, Staffordshire, WS13 8FJ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

19 Colling Drive, Lichfield, Staffordshire, WS13 8FJ

£515,000

Ideally situated on the popular Darwin Park development and within minutes walk of the Waitrose supermarket, this well extended detached family home offers a perfect opportunity for the family buyer. Extended on the ground floor to create a very spacious family dining kitchen space, the property also benefits from a good sized family lounge, together with four genuine double bedrooms across the first and second floors. The fully walled garden offers a great degree of security and privacy, with an adjacent garage and driveway. Perfect for accessing the local facilities within Lichfield itself, the property is also an ideal base for the commuter with quick access to the Lichfield superb road and rail network. To fully appreciate the style and quality of the accommodation on offer, an early viewing would be highly recommended.



RECEPTION HALL

approached via a double glazed entrance door and having laminate flooring, stairs leading off and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback, radiator and extractor fan.

FAMILY LOUNGE

5.20m x 3.13m (17' 1" x 10' 3") having a central fireplace with inset pebble effect living flame gas fire, UPVC double glazed windows to front and side, double glazed double French doors opening out to the rear garden and coving.

FABULOUS EXTENDED FAMILY BREAKFAST KITCHEN

8.79m max (4.15m min) x 4.83m max (3.00m min) (28' 10" max 13'7" min x 15' 10" max 9'10" min) substantially extended to the rear and having granite work tops with base storage cupboards and drawers, island unit with stainless steel sink unit with swan neck mixer tap, integrated fridge and freezer with matching fascias, concealed space for washing machine and dishwasher, Stoves range cooker with splashback and extractor fan, double glazed windows to rear, double glazed double French doors opening out to the garden, twin Velux skylights, deep walk-in pantry store cupboard, laminate flooring, contemporary style radiator, additional double radiator and window to front.

FIRST FLOOR LANDING

having double glazed window to rear, radiator and cupboard housing the Ideal gas central heating boiler with pressurised hot water cylinder system.

MASTER BEDROOM

3.14m x 2.99m (10' 4" x 9' 10") having two double doored built-in wardrobes, double glazed window to front, radiator and door to:



EN SUITE SHOWER ROOM

having a tiled shower cubicle with thermostatic shower fitment, close coupled W.C., pedestal wash hand basin, obscure UPVC double glazed window, extractor fan and electric shaver point.

BEDROOM FOUR

3.27m x 3.00m (10' 9" x 9' 10") having a deep walk-in wardrobe, radiator and double glazed window to front.

FAMILY BATHROOM

having suite comprising panelled bath with mixer tap with shower attachment, pedestal wash hand basin and close coupled W.C., obscure UPVC double glazed window, extractor fan, ceramic floor and wall tiling and radiator.

GOOD SIZED SECOND FLOOR STUDY LANDING

having Velux skylight and door to:

BEDROOM TWO

5.11m max x 3.15m (16' 9" x 10' 4") a dormer style room having UPVC double glazed dormer window to front, radiator and loft access hatch.



BEDROOM THREE

4.78m x 3.00m (15' 8" x 9' 10") having UPVC double glazed window to front and radiator.

OUTSIDE

The property has a side block paved driveway with wrought-iron railings forming the front garden boundary. The front garden is well tended with established shrubbery and sweeps round to the side of the property. There is an electric vehicle charging point. To the rear of the property the garden is set to lawn with walled perimeters, cold water tap, external power point and several trees.

GARAGE

5.38m x 2.62m (17' 8" x 8' 7") approached via an up and over entrance door and having light and power.

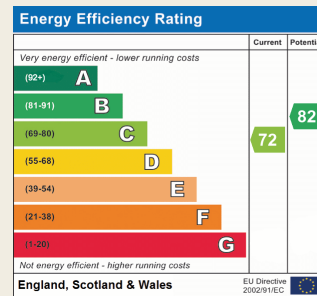
COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIERS

Mains water and drainage- South Staffs Water. Electricity and Gas supplier - British Gas . Telephone and Broadband – Sky. 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.

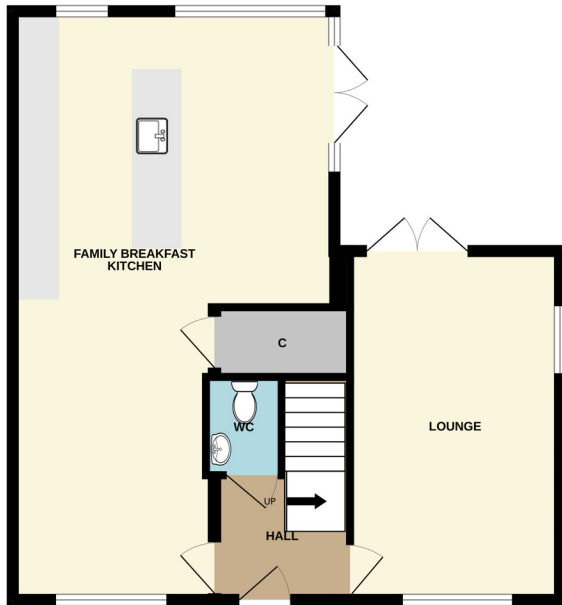


VIEWING

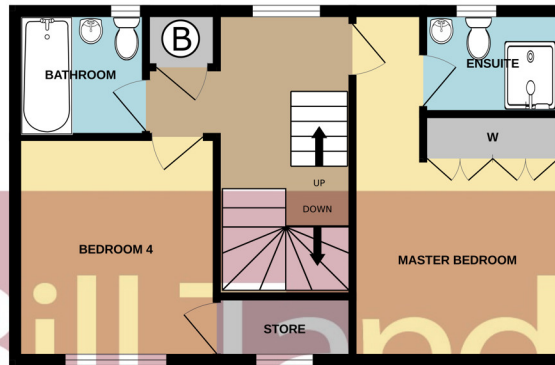
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

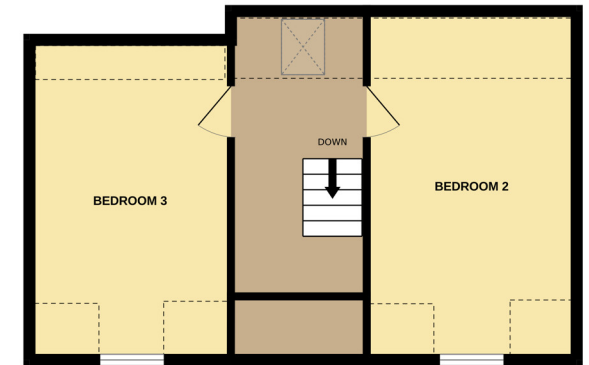
GROUND FLOOR



1ST FLOOR



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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