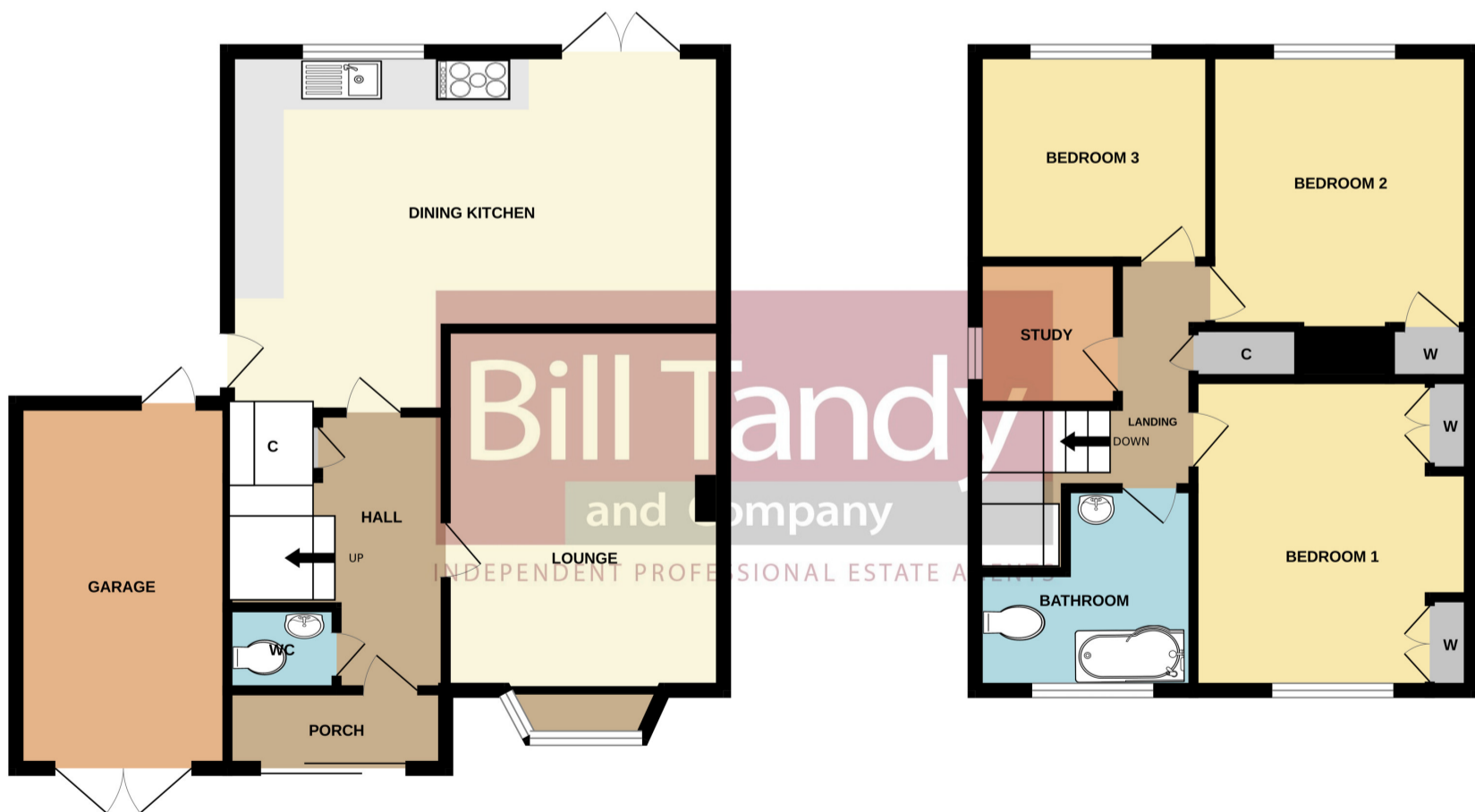




GROUND FLOOR

1ST FLOOR



21 SCOTCH ORCHARD, LICHFIELD WS13 6BZ

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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**21 Scotch Orchard, Lichfield,  
Staffordshire, WS13 6BZ**

**£325,000 Freehold  
Offers over**

Bill Tandy and Company are delighted to offer for sale this superbly presented and modern semi detached property located in the highly sought after road of Scotch Orchard. This highly sought after area is on the edge of the cathedral city of Lichfield which enjoys an abundance of amenities within walking distance of the property. The property itself, which we strongly urge is viewed internally for it to be fully appreciated, is set back from the road having a deep foregarden and parking for numerous vehicles leading to the garage, side gate and front entrance. The accommodation comprises reception hall, guests cloakroom, lounge, open plan family dining kitchen to the rear, three first floor bedrooms, modern updated bathroom and an additional room presently used as a study. There are well cared for gardens to the rear.



#### **ENTRANCE PORCH**

approached via double glazed sliding doors and having internal UPVC obscure double glazed door opens to:

#### **RECEPTION HALL**

having laminate floor, radiator, stairs to first floor with useful under stairs store cupboard and doors open to:

#### **GUESTS CLOAKROOM**

having an obscure double glazed window to front and modern suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

#### **LOUNGE**

4.09m x 3.14m (13' 5" x 10' 4") having double glazed bow window to front, radiator and the feature and focal point of the room is the fireplace with hearth, matching inset, surround and mantel housing a flame effect electric fire.

#### **OPEN PLAN FAMILY DINING KITCHEN**

5.94m x 4.13m max (19' 6" x 13' 7" max) having double glazed window and French doors opening to the rear garden, obscure double glazed door to side garden, laminate floor, radiator, modern and updated base cupboards and drawers surmounted by round edge work tops, wall mounted storage cupboards, inset stainless steel sink and drainer, inset oven, five ring gas hob, stainless steel splashback and extractor canopy hood above, concealed space for washing machine, space for American style fridge/freezer, concealed Ideal Logic boiler and inset microwave.

#### **FIRST FLOOR LANDING**

having obscure double glazed window to side, loft access to a useful loft storage area with boarding and lighting, former airing cupboard now used as a linen storage cupboard and doors open to:



#### **BEDROOM ONE**

3.51m x 3.22m (11' 6" x 10' 7") having twin sets of double wardrobes, double glazed window to front and radiator.

#### **BEDROOM TWO**

3.24m x 2.95m (10' 8" x 9' 8") having double glazed window to rear, radiator and useful built-in wardrobe.

#### **BEDROOM THREE**

2.78m x 2.33m (9' 1" x 7' 8") having double glazed window to rear and radiator.

#### **STUDY**

1.62m x 1.59m (5' 4" x 5' 3") formerly the separate W.C. and now used as a useful home office having obscure double glazed window to side.

#### **'L' SHAPED BATHROOM**

2.44m x 2.21m max (8' 0" x 7' 3" max) having an obscure double glazed window to front, chrome heated towel rail, ceiling spotlighting and a white suite comprising pedestal wash hand basin with tiling surround, low flush W.C. and 'P' shaped shower bath with curved shower screen and shower appliance over.



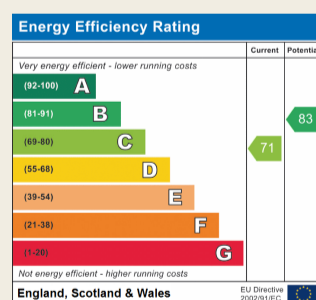
#### **OUTSIDE**

One of the distinct features of the property is its superb plot, and to the front is a block paved driveway providing an abundance of parking, and a shaped lawned foregarden with paved and gravelled surround leading to the garage and front entrance porch. There is a gravelled area providing additional parking area if required. To the rear of the property is a substantially improved rear garden having a side paved patio area with storage shed and shaped lawned beyond with well stocked flower bed borders and fenced surround.

#### **GARAGE**

4.46m x 2.24m (14' 8" x 7' 4") approached via double entrance doors and having light and power supply and a useful rear courtesy door opens to the rear garden.

#### **COUNCIL TAX BAND C**



#### **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.