

Bill Tandy
and Company



19 Oakhurst, Lichfield, Staffordshire, WS14 9AJ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£470,000

Enjoying a prime location within one of Lichfield's most popular residential areas and perfect for accessing local amenities, this very well presented and extended detached family home is an excellent opportunity. Within walking distance of King Edward's, St Michael's and Five Spires schools the property is similarly convenient for Lichfield city centre amenities, bus and rail stations. Available with the benefit of no upward chain this beautifully presented family home has a quality fitted kitchen and luxury bathroom, double glazing throughout and combination gas central heating with Nest thermostat control. To fully appreciate the extent and quality of the generous accommodation on offer an early viewing would be strongly recommended.



LARGE ENCLOSED ENTRANCE PORCH

approached via a UPVC double glazed sliding entrance door with double glazed side screen and having feature tiled floor and inner obscure glazed oak entrance door and side screen opening to:

RECEPTION HALL

with feature wood laminate flooring, radiator, coving, stairs to first floor, door to garage and door to:

FITTED GUESTS CLOAKROOM

stylishly fitted with a close coupled W.C. and vanity wash hand basin with mono bloc mixer tap, tiled splashback and cupboard space below, radiator, coving, extractor fan and downlighters.

IMPRESSIVE OPEN PLAN FAMILY LIVING ROOM

6.77m x 3.61m (4.65m max) (22' 3" x 11' 10" - 15'3" max) having feature wood strip flooring, central natural stone fireplace with inset living flame coal effect gas fire, UPVC double glazed window to rear, two radiators, five wall light points, coving and wide opening through to:

EXTENDED DINING ROOM

3.37m x 2.87m (11' 1" x 9' 5") having twin Velux skylights, wide UPVC double glazed window to rear, double glazed double French doors to the garden and a continuation of the wood strip flooring.

QUALITY FITTED KITCHEN

4.60m x 2.89m max (2.35m min) (15' 1" x 9' 6" max 7'9" min) having a generous range of work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer one and a half bowl enamel sink unit with swan neck mixer tap, integrated dishwasher, fridge and freezer with matching fascias, built-in Hotpoint twin oven and grill with four ring Bosch gas hob with concealed extractor hood and splashback, additional larder freezer with matching fascia, display shelving, walk-in pantry store cupboard, radiator, door to outside, low energy downlighters, coving, UPVC double glazed window to front and ceramic floor tiling.



FIRST FLOOR GALLERIED LANDING

having spindle balustrade, UPVC double glazed window to side, loft access hatch with pulldown ladder and built-in cupboard housing the Worcester combination gas central heating boiler with Hive internet controlled timer and thermostat.

BEDROOM ONE

4.21m x 3.64m (13' 10" x 11' 11") a generous double room having UPVC double glazed window to rear and radiator.

BEDROOM TWO

3.64m x 3.49m (11' 11" x 11' 5") having UPVC double glazed window to front and radiator.

BEDROOM THREE

4.72m x 2.46m (15' 6" x 8' 1") having fitted wardrobes, feature laminate flooring, UPVC double glazed window to rear, radiator and matching bedside cabinet and chest of drawers.



LUXURY BATHROOM

re-fitted with a quality suite comprising panelled curved bath, vanity unit with inset wash hand basin with useful cupboard space beneath, W.C. and tiled shower cubicle with thermostatic shower fitment, comprehensive ceramic floor and wall tiling, obscure UPVC double glazed window to front, low energy downlighters, heated towel rail/radiator, LED wall mirror with shaver point and radiator.

OUTSIDE

The property is set back off the road with a generous block paved driveway providing parking for several cars with feature shrubbery side border and gated entrance leading to the rear. To the rear of the property is an attractive landscaped garden with feature patio area, shaped lawn, fenced perimeters, mature flower and herbaceous borders, useful garden storage shed, electrically operated sun canopy with wind shield and security lighting, useful cold water tap and bulkhead lighting.

GARAGE STORE

3.57m x 2.47m (11' 9" x 8' 1") part of the former garage has been used to create the downstairs W.C., however the remaining part of the garage provides excellent storage space with electric roller shutter door, automatic light, power points and double radiator.

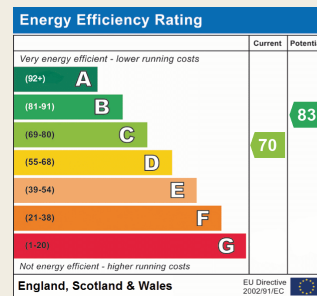


COUNCIL TAX

Band D.

SUPPLIERS INFORMATION

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. 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.



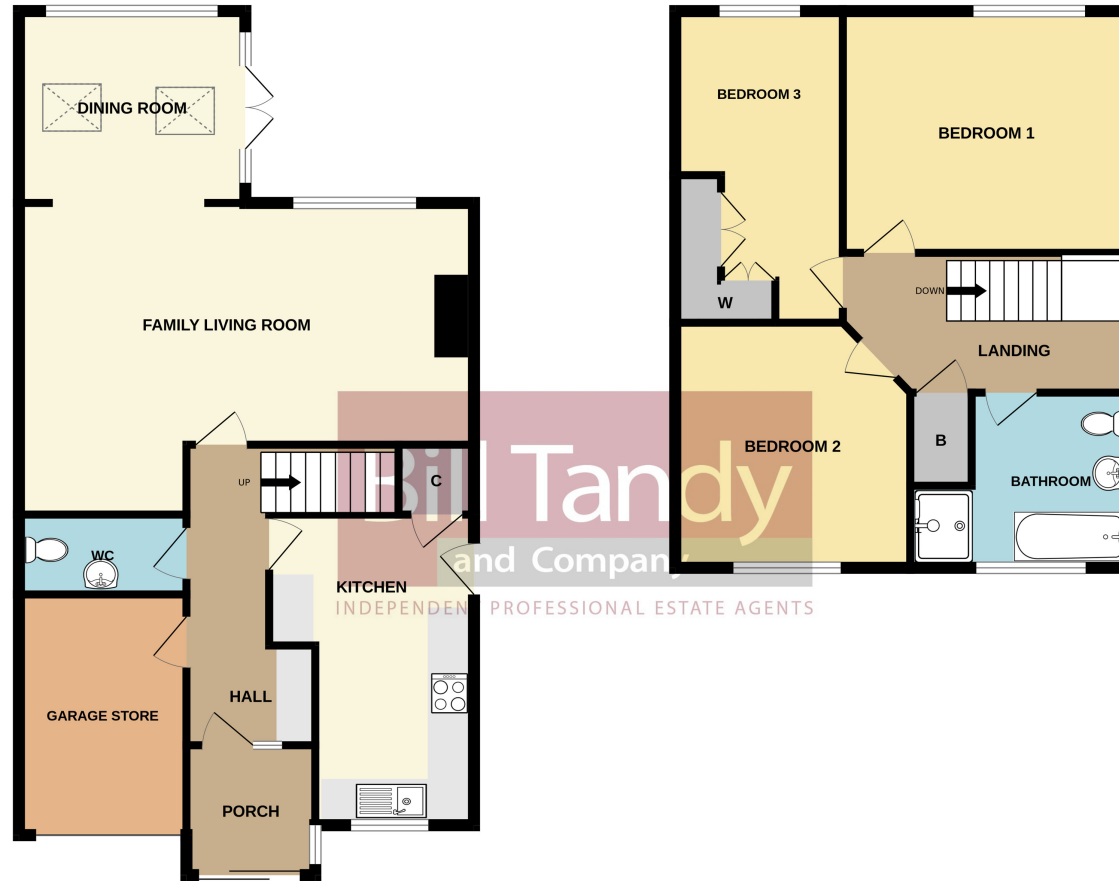
VIEWING

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



19 OAKHURST, LICHFIELD WS14 9AJ

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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lichfield@billtandy.co.uk
Tel: 01543 419400

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