



3 Beechfield Rise, Lichfield, Staffordshire, WS13 6EL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000

Bill Tandy and Company are delighted to offer for sale this modern and updated link detached bungalow superbly located on the cul de sac of Beechfield Rise. One of the distinct features of this desirable cul de sac is its close proximity to Lichfield's city centre with an abundance of amenities found within walking distance. The bungalow itself, which needs to be viewed to be fully appreciated, is offered with the benefit of no upward chain and we strongly recommend internal viewings. The accommodation comprises entrance porch, hall, lounge, updated and modern dining kitchen, updated and modern shower room, two double bedrooms and a useful storage area within the rear covered area/porch. One of the distinct features of the property is its corner position enjoying gardens to front and both sides, with a side appointed garage with store/workshop and parking area.



PORCH

having a composite double glazed front entrance door flanked by double glazed windows either side, tiled floor and UPVC internal door with windows either side opening to:

RECEPTION HALL

having useful cloak cupboard, radiator, loft access and doors opening to:

LOUNGE

4.57m x 3.63m (15' 0" x 11' 11") having double glazed patio doors opening to the side garden, two radiators and the feature and focal point of the room is a fireplace with marble hearth and inset, wooden surround with mantel above and flame effect gas fire.

UPDATED DINING KITCHEN

4.60m x 2.86m (15' 1" x 9' 5") having double glazed window to side overlooking the garden, laminate floor, radiator, ceiling spotlighting, boiler cupboard housing a Glow-worm boiler, a range of cream gloss units comprising base cupboards and drawers with square edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel sink with drainer, inset Lamona oven with four ring gas hob above and extractor fan, spaces ideal for washing machine, slimline dishwasher and fridge/freezer and a double glazed door opens to the rear covered area.

REAR COVERED AREA

providing useful access to both side gardens and approached from the kitchen, this useful rear covered area is ideal for storage having UPVC double glazed window and door to garden and base storage cupboards.

BEDROOM ONE

3.64m x 3.50m (11' 11" x 11' 6") having double glazed window to side, radiator and useful built-in wardrobes.



BEDROOM TWO

3.63m x 3.00m (11' 11" x 9' 10") having double glazed window to side and radiator.

UPDATED SHOWER ROOM

2.50m x 1.65m (8' 2" x 5' 5") having obscure double glazed window to rear, chrome heated towel rail, contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and corner shower cubicle with shower appliance over, spotlighting and linen cupboard.

OUTSIDE

There is a block paved driveway providing parking leading to the garage and gated access to the garden. The main garden is positioned to the left hand side of the property and has been landscaped to provide a low maintenance area, being a mainly gravelled garden with wood sleepers, flower bed borders and side gate to parking. Positioned behind the garage is a useful store shed.

GARAGE

providing useful storage and opens into the rear shed within the garden.



COUNCIL TAX

Band D

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected.
Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	84
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

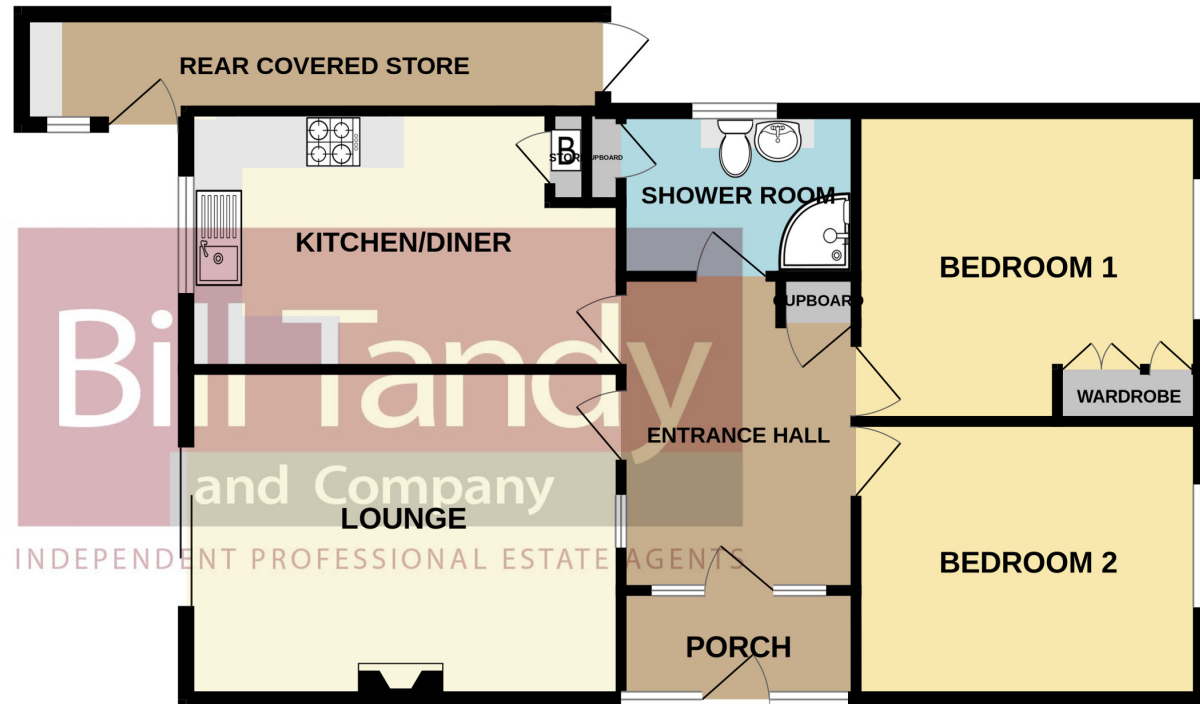
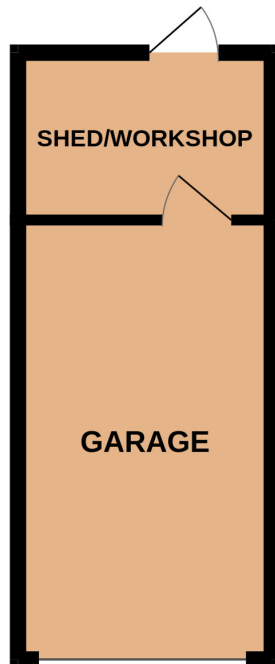
TENURE

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.



3, BEECHFIELD RISE, LICHFIELD WS13 6EL

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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