



41 Sainte Foy Avenue, Lichfield, Staffordshire, WS13 6QP

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**41 Sainte Foy Avenue, Lichfield,
Staffordshire, WS13 6QP**

£350,000

Bill Tandy and Company are delighted in offering for sale this superbly sized end town house arranged on three floors, located only a short distance away from the cathedral city centre of Lichfield. Located on the highly regarded Sainte Foy Avenue, the property itself needs to be viewed to be fully appreciated. One of the distinct features of the property is its close proximity to a range of amenities including city centre shops and restaurants, and superb transport links to Birmingham, Manchester and London. The property has a modern interior comprising reception hall, guests cloakroom, lounge/dining room to rear, modern breakfast kitchen, four bedrooms ranged across the first and second floors, one having an en suite shower room, and a family bathroom. Outside the property has a rear garden and garage in a separate block with allocated parking space.



CANOPY PORCH

with double glazed front entrance door opening to:

RECEPTION HALL

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

GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator and modern suite comprising corner pedestal wash hand basin with tiled surround and low flush W.C.

DINING KITCHEN

4.26m x 2.84m (14' 0" x 9' 4") having double glazed window to front, radiator, tile look floor, concealed space housing the Vaillant boiler, modern kitchen units comprising base cupboards and drawers with square edge work preparation tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel sink with mixer tap, inset Hotpoint oven with four ring gas hob above and extractor fan and spaces ideal for washing machine and fridge/freezer.

'L' SHAPED LOUNGE/DINING ROOM

4.97m x 3.52m max (16' 4" x 11' 7" max) having double glazed French doors and window overlooking the rear garden, two radiators and the feature and focal point of the room is its fireplace with a modern hearth, inset surround and mantel above housing a flame effect electric fire.

FIRST FLOOR LANDING

having further staircase rising to the second floor accommodation, airing cupboard housing the Megaflow hot water cylinder and shelf above, storage cupboard and doors open to:

BEDROOM TWO

3.19m x 2.90m (10' 6" x 9' 6") having double glazed window to front, radiator and useful built-in double wardrobe.

BEDROOM THREE

3.42m x 2.89m (11' 3" x 9' 6") having double glazed window to rear, radiator and built-in double wardrobe.



BEDROOM FOUR

2.35m x 1.97m (7' 9" x 6' 6") having double glazed window to rear and radiator.

BATHROOM

1.95m x 1.69m (6' 5" x 5' 7") having an obscure double glazed window to front, radiator and modern white suite comprising pedestal wash hand basin with mosaic style tiled surround, low flush W.C. and bath with bi-fold shower screen and Mira shower above.

SECOND FLOOR LANDING

having door to:

BEDROOM ONE

6.25m into reduced ceiling height x 3.29m max (20' 6" into reduced ceiling height x 10' 10" max) this superb sized main bedroom has double glazed window to front, skylight to rear, two radiators, loft access and double doored wardrobe extending into the eaves. Door opens to:

EN SUITE SHOWER ROOM

2.47m max x 2.25m (8' 1" max x 7' 5") having an obscure double glazed window to rear, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower enclosure with Mira shower appliance over and tiled surround.



OUTSIDE

To the rear of the property is a garage block with an allocated garage and one parking space for the property. A rear gate leads to the rear garden having a decked patio area, shaped lawn beyond with well stocked mature borders with trees and shrubs and fenced surround.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	78	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



TENURE

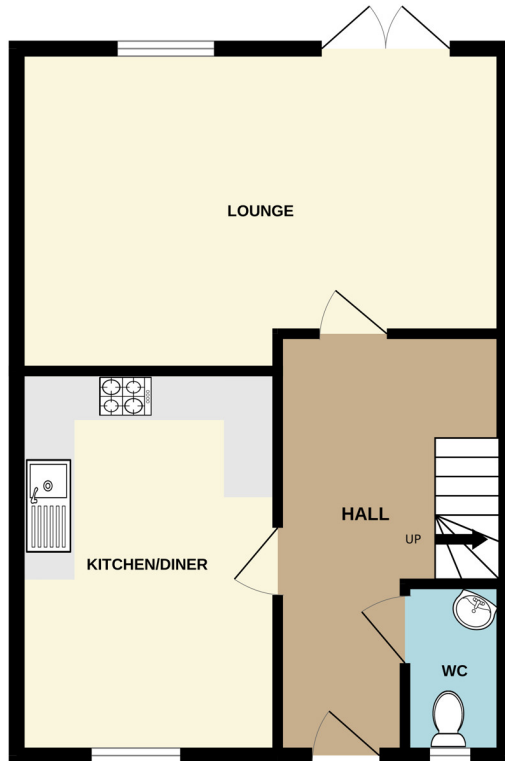
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

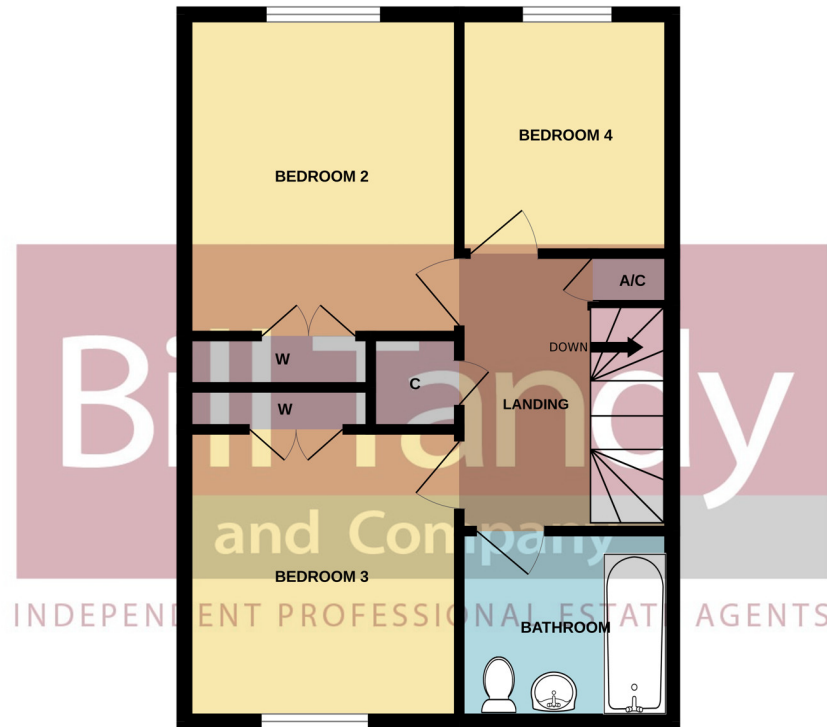
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

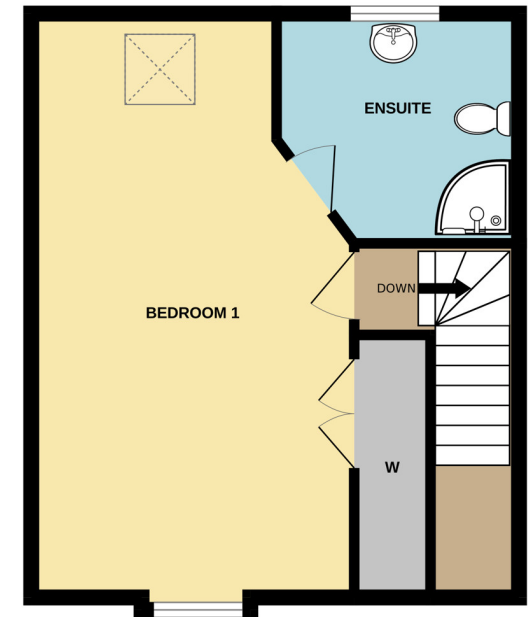
GROUND FLOOR



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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