



14 Cricket Lane, Lichfield, Staffordshire, WS14 9ER

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£550,000

Situated on the very southern fringe of the cathedral city of Lichfield, and benefitting from a generous corner plot at the junction of Cricket Lane and Longbridge Road, stands this generous detached family home. Offering enormous scope and potential, not only within the house itself but also within the grounds, the property offers tremendous opportunity for the right buyer. The generous accommodation layout provides a blank canvas for a buyer's imagination to take full advantage of the highly regarded south Lichfield location and the pleasant aspect. The cathedral city centre facilities are just over one mile away, whilst the popular King Edward's high school is within walking distance. The southern side of Lichfield is ideal for commuting with ease of access to the excellent road network for onward journeys to many Midland commercial centres and beyond. Given its highly regarded location and undeniable potential, an early viewing of this splendid opportunity is strongly recommended.



RECEPTION HALL

having two radiators, coving, stairs leading off, central heating timer and thermostat, glazed door to rear porch with further UPVC door to garden.

FAMILY LOUNGE

4.77m x 4.13m (15' 8" x 13' 7") having a central stone fireplace with open grate flanked by shelving, dual aspect windows with UPVC double glazed window to side and bow window to rear, double radiator, coving and two wall light points.

DINING ROOM

3.53m x 2.84m (11' 7" x 9' 4") having double glazed window to front, double radiator and coving.

KITCHEN

3.23m x 2.29m (10' 7" x 7' 6") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets, one and a half bowl stainless steel sink unit with mixer tap, Smeg electric oven and grill with Hotpoint four ring electric ceramic hob and concealed extractor hood, integrated Bosch dishwasher with matching fascia, space for fridge, pull-out larder units, double glazed window to front, double radiator, fluorescent light strip, tiled splashback and under-cupboard lighting.

BEDROOM FOUR

3.74m x 3.21m (12' 3" x 10' 6") a versatile room, presently used as a bedroom but could equally serve as a further sitting room or playroom, having double glazed sliding patio doors to rear garden, double radiator, coving and door to a W.C. with further door leading to:

UTILITY ROOM

having work surface space with single drainer one and a half bowl sink unit with mixer tap and cupboard and drawer space beneath, space and plumbing for washing machine, wall mounted Baxi condensing gas central heating boiler, double glazed window to rear and door to outside.



BATHROOM

having suite comprising panelled bath with mixer tap, close coupled W.C. and pedestal wash hand basin, co-ordinated wall tiling, obscure double glazed window to front and radiator with integrated towel rail.

FIRST FLOOR LANDING

approached via stairs rising to a Half Landing with double glazed window to rear and further steps leading to the landing.

BEDROOM ONE

4.80m x 3.40m (4.43m max) (15' 9" x 11' 2" - 14'6" max) having UPVC double glazed dormer window to front, further double glazed window to side and double radiator.

BEDROOM TWO

4.43m max x 3.20m (14' 6" max x 10' 6") having double glazed dormer window to front, radiator and door to:

BEDROOM THREE

3.43m x 2.74m (11' 3" x 9' 0") having double glazed window to side, access to loft space and radiator.



SHOWER ROOM

having suite comprising corner tiled shower cubicle with thermostatic shower fitment, W.C. and wash hand basin, double doored built-in airing cupboard with linen shelving and pre-lagged hot water cylinder, heated towel rail, UPVC double glazed window to front, electric shaver point and tiling.

OUTSIDE

The property occupies a very generous corner plot at the junction of Longbridge Road and Cricket Lane with a wide frontage with block paved driveway providing parking for several cars, and a lawned foegarden. The garden extends generously to the rear with some interesting potential, bordering as it does to Longbridge Road, with mature trees and shrubs, lawn, useful greenhouse, brick outbuildings and a good degree of privacy.

GARAGE

5.81m x 2.76m (19' 1" x 9' 1") approached via a double divisional entrance door and having light and power and door to rear garden.

COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIERS

Mains water and drainage- South Staffs Water/Severn Trent. Electricity and Gas supplier - British Gas. Telephone and Broadband – TalkTalk. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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.



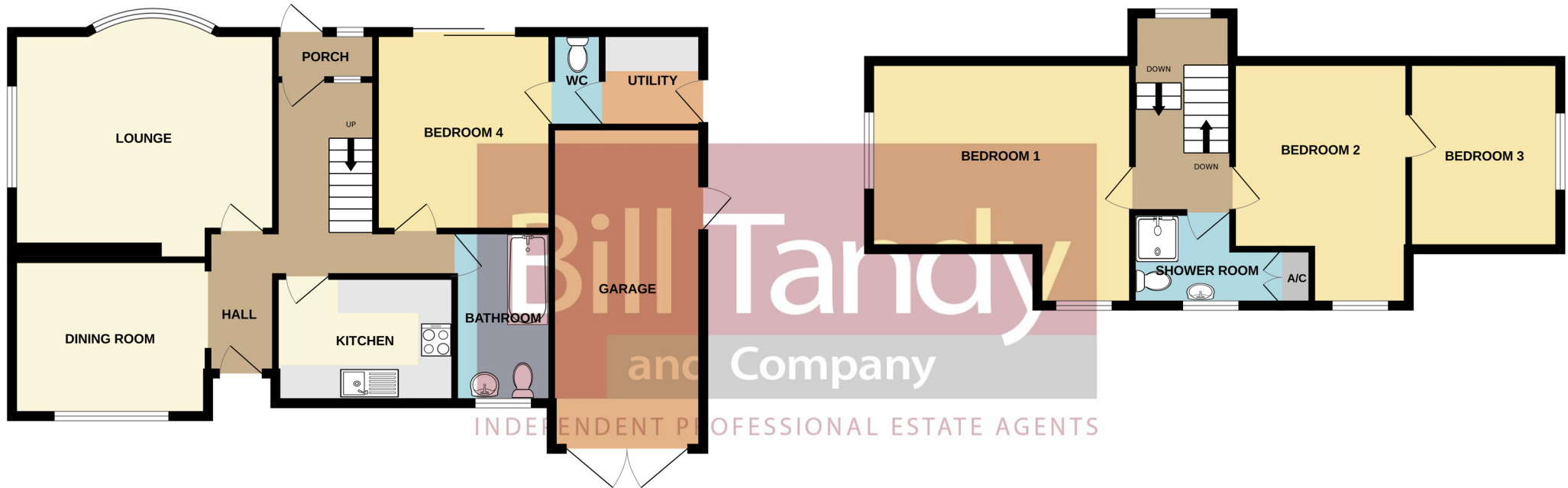
VIEWING

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.

GROUND FLOOR

1ST 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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