



54 Harrington Walk, Lichfield, Staffordshire, WS13 7UY

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 54 Harrington Walk, Lichfield, Staffordshire, WS13 7UY

# £375,000

This popular private cul de sac enjoys a very peaceful location alongside Beacon Park perfect for taking advantage of the facilities therein. The cul de sac has gates which are in operation from approximately 11pm through to the morning adding to the sense of security and privacy. This three storey mid town house offers a good range of family accommodation with four bedrooms across its three floors. With scope for some general modernisation this pleasant family home should be viewed internally to be fully appreciated.



### **PORCHED ENTRANCE**

having a solid wood entrance door with glazed inserts opening to:

### **RECEPTION HALL**

having laminate flooring, double radiator, coving, double built-in cloaks store cupboard, stairs to first floor and door to:

### **GROUND FLOOR SHOWER ROOM**

having corner shower cubicle with Triton shower fitment, pedestal wash hand basin, W.C., tiled flooring, radiator and extractor fan.

### **GROUND FLOOR BEDROOM FOUR**

3.85m x 3.01m (12' 8" x 9' 11") having UPVC double glazed window to rear, coving and radiator.

### **UTILITY ROOM**

3.85m x 1.59m (12' 8" x 5' 3") having pre-formed work surface space with base storage cupboards and drawers, single drainer sink unit with mixer tap, space and plumbing for washing machine, UPVC obscure double glazed door to outside, radiator and extractor.

### **FIRST FLOOR LANDING**

having coving, radiator, stairs to second floor and door to:

### **FAMILY LOUNGE**

4.69m x 3.83m (15' 5" x 12' 7") having laminate flooring, traditional fireplace with marble hearth and backing housing an inset living flame pebble effect gas fire, two UPVC double glazed windows to rear, two radiators and coving.

### **DINING ROOM**

4.33m x 2.70m (14' 2" x 8' 10") having laminate flooring, double radiator, coving, UPVC double glazed window and archway to:



### **KITCHEN**

4.34m x 1.95m (14' 3" x 6' 5") having pre-formed work surface space with base storage cupboards and drawers, built-in Zanussi electric oven with four ring gas hob and concealed extractor hood, one and a half bowl sink unit with mixer tap, space and plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, UPVC double glazed window to front, double radiator and downlighters.

### **SECOND FLOOR LANDING**

having loft access hatch, central heating timer and built-in airing cupboard housing the hot water cylinder and linen shelving.

### **MASTER BEDROOM**

4.33m x 2.93m (14' 2" x 9' 7") having triple doored wardrobe, radiator, UPVC double glazed window and door to:

### **EN SUITE SHOWER ROOM**

having tiled shower cubicle with Mira shower fitment, pedestal wash hand basin, W.C., chrome heated towel rail/radiator and extractor fan.

### **BEDROOM TWO**

3.24m x 2.67m (10' 8" x 8' 9") having triple doored wardrobe, UPVC double glazed window to rear and radiator.



### BEDROOM THREE

3.44m x 1.99m (11' 3" x 6' 6") having UPVC double glazed window to rear and radiator.

### FAMILY BATHROOM

having panelled bath with mixer tap with combined thermostatic shower fitment and concertina screen, pedestal wash hand basin, W.C., electric shaver point, co-ordinated ceramic wall tiling, extractor fan and chrome heated towel rail/radiator.

### GARAGE

5.10m x 2.50m (16' 9" x 8' 2") having up and over entrance door, light and power points.

### OUTSIDE

The property has a tarmac driveway providing parking for one car and further gravelled area for additional parking and external wall lantern. To the rear is a low maintenance garden having patio area and retaining wall with steps rising to a further gravelled area with fenced perimeters and gated access to a right of way at the rear.

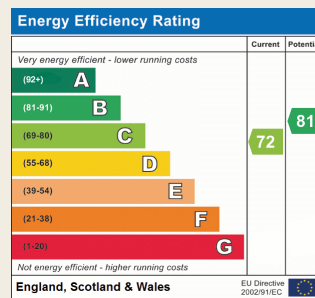
### COUNCIL TAX

Band E.



### FURTHER INFORMATION/SUPPLIES

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

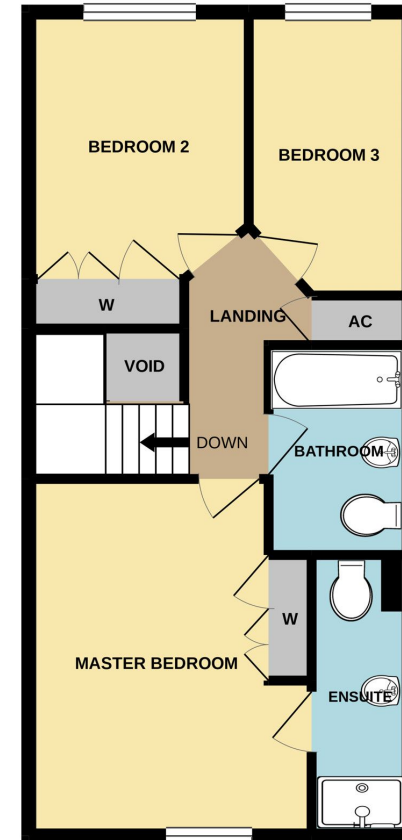
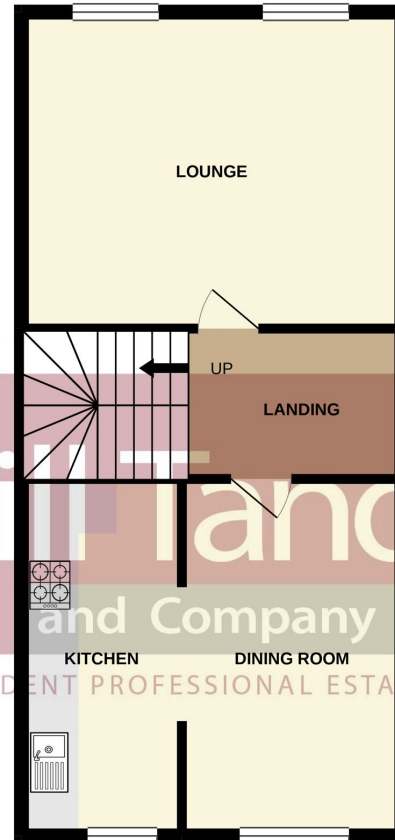
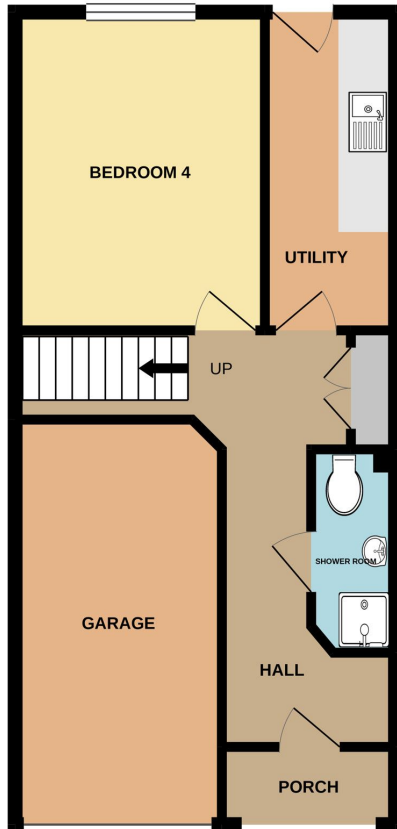
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



### 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](mailto: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.



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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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