



14 Cricket Lane, Lichfield, Staffordshire, WS14 9ER

Bill Tandy

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£750,000 Offers Over

Bill Tandy and Company are delighted in offering for sale this truly stunning executive detached family home which has recently undergone a full renovation and refurbishment to provide a stunning interior and outside space. Located on the side south side of Lichfield, the property is ideally situated within a short distance away from the cathedral city centre of Lichfield. One of the distinct features of the property is its newly improved interior with contemporary fittings. The interior briefly comprises an impressive reception hall, guests cloakroom, sitting room, impressive dining family kitchen, utility, and a useful and versatile ground bedroom with its own en-suite shower room, gallery landing, three first floor double bedrooms, en suite, and a main bathroom. The property is approached via a generously sized parking area, garage/store and gardens to front, side and rear. Photographs and words will not do the property true justice, and viewings are imperative in order to appreciate the extent of accommodation and features it offers whilst being offered with no upward chain.



LOCATION

The property is superbly located on the highly sought after road of Cricket Lane, only a short distance away from the cathedral city centre of Lichfield. Lichfield provides superb access for commuters with rail access to London, Manchester and Birmingham whilst the city centre itself offers various thriving bars and restaurants which includes the Michelin starred restaurant Upstairs by Tom Shepherd. Facilities include the award winning Beacon Park, Lichfield cathedral and the Cathedral private school and road links including the M6 toll, A5, A38 and M6.

RECESSED PORCH

leading to the composite front entrance door which opens to:

IMPRESSIVE RECEPTION HALL

having marble style tiled flooring, spot lighting, feature staircase with glass partitions rising to the first floor, stunning generous window to front, radiator, under stairs cupboard, door to garage and further doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to front and suite comprising wall mounted wash hand basin and low flush W.C.

SITTING ROOM

4.75m x 3.46m (15' 7" x 11' 4") having two sets of bi-fold doors to rear and side, radiator, spot lighting and area for wall mounted T.V.

OPEN PLAN DINING KITCHEN

7.98m x 3.73m (26' 2" x 12' 3") one of the stunning features of the property is this generously sized family dining kitchen having bi-fold doors to garden, double glazed window to rear, designer radiators, spot lighting to ceiling, provision for wall mounted T.V., Shaker style base cupboards and drawers with white marble style quartz work preparation tops above, tiled splashback surround, wall mounted cupboards, inset sink with swan neck mixer tap, inset oven and microwave, five ring gas hob with extractor fan above, space for double width fridge/freezer, pull-out recycle bins, integrated dishwasher and wine cooler.

UTILITY ROOM

1.90m x 1.74m (6' 3" x 5' 9") having double glazed window to front, tiled floor, Shaker style base cupboards and drawers with square edge work tops above, tiled surround, wall mounted cupboard housing the boiler, further larder cupboard, inset sink unit and spaces ideal for washing machine and tumble dryer.



GROUND FLOOR BEDROOM FOUR

3.53m x 2.80m (11' 7" x 9' 2") having double glazed window to front, radiator, spot lighting to ceiling and space and provision for a wall mounted T.V. Door opens to:

EN SUITE SHOWER ROOM

having tiled floor, chrome heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over and spot lighting to ceiling.

STUNNING FIRST FLOOR LANDING

having vaulted ceiling, feature double glazed window to front, skylight, access to eaves storage, radiator, area ideal for desk and doors lead off to:

BEDROOM ONE

5.35m max into reduced ceiling height x 4.80m max (17' 7" max into reduced ceiling height x 15' 9" max) having double glazed windows to front and rear, radiator, access to eaves storage and spot lighting to ceiling. Door opens to:

EN SUITE SHOWER ROOM

having skylight window to rear, heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed shower appliance over, tiled flooring and spot lighting to ceiling.

BEDROOM TWO

5.43m x 2.71m (17' 10" x 8' 11") having double glazed windows to front and side, radiator, access to eaves storage and radiator.



BEDROOM THREE

3.07m x 3.1m (10' 1" x 10' 2") having double glazed window to rear, radiator and spotlighting to ceiling.

FAMILY BATHROOM

having skylight window to rear, heated towel rail, modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and 'L' shaped shower/bath having twin headed shower appliance over, tiled floor and ceiling spotlighting.

OUTSIDE

The property enjoys a superb corner position with frontage to Cricket Lane and bordering Longbridge Road. There is a generously sized block paved driveway to front with access to front entrance door, garage and side gate. The foregarden has a generous shaped lawned area, and to the left hand side of the property is a superb entertaining block paved patio space with external power point and fenced surround. The rear garden has a paved area and shaped lawn.

GARAGE

3.74m x 2.76m (12' 3" x 9' 1") ideal for a small vehicle or for storage with a electrically operated up and over entrance door, inner courtesy door, window to side and light and power supply.

COUNCIL TAX

Band E.



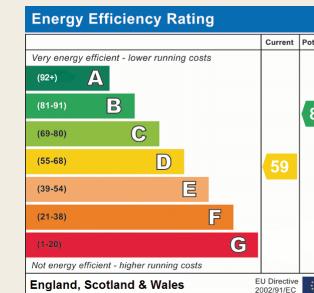
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

Please note that the land to the rear of the property will be built upon in the future. This is for detached single dwelling. (please refer to plans provided by the estate agent.)

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 Once an offer is accepted on a property marketed by Bill Tandy and Company prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

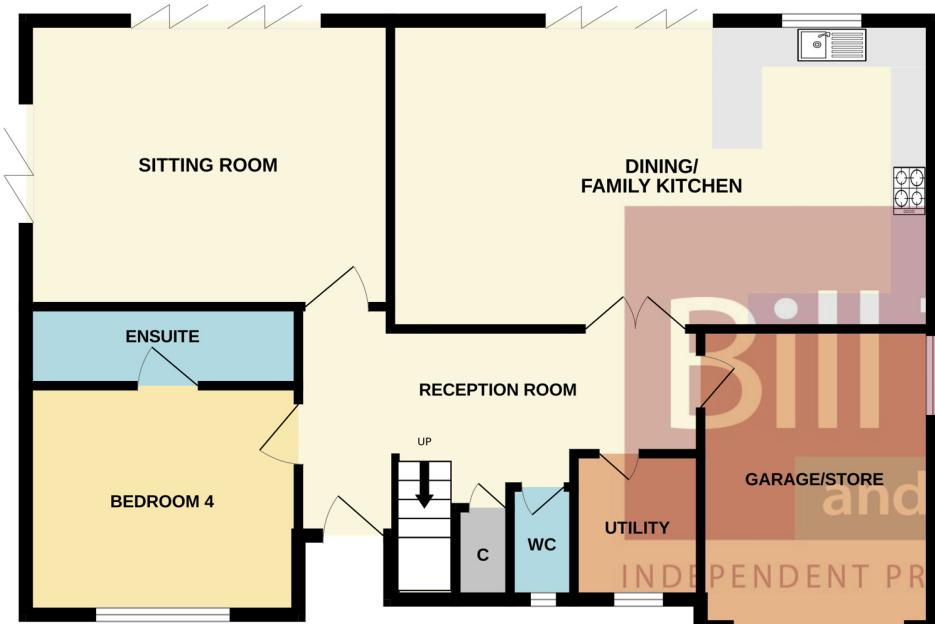
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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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