



8 Laurel Close, Lichfield, Staffordshire, WS13 6TT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£499,000

This delightful and updated link detached house is superbly positioned on one of the most convenient cul de sac positions, within walking distance of Lichfield city centre amenities. Tucked away in this small and select cul de sac off Wissage Road this superbly presented property has been substantially improved and we strongly recommend is viewed internally to be fully appreciated. The property has recently had new carpets added whilst the property could be ideal for further enlarging with potential to extend above the double garage or a loft conversion (subject to permissions required) This updated family home is immaculately presented and has a generous sized accommodation layout perfect for a family purchaser. The property itself comprises hall, ground floor W.C., superb sized 'L' shaped lounge, open plan updated dining family kitchen across the rear, laundry/store room, three generously sized first floor bedrooms and updated bathroom. Outside the property enjoys parking to front leading to the double garage and there are gardens to front and rear with useful side storage shed.



RECESSED PORCH AREA

having a UPVC double glazed front entrance door which opens to:

RECEPTION HALL

having obscure double glazed window to front, tiled floor, radiator and doors open to:

GROUND FLOOR W.C.

being modern and updated and having tiled floor, wall mounted wash hand basin with tiled surround and low flush W.C.

'L' SHAPED LOUNGE

5.47m x 4.54m (17' 11" x 14' 11") this superb generous sized lounge has oak wooden floor, two radiators, double glazed window overlooking the front garden and staircase to the first floor accommodation with storage recess below. Glazed panelled doors open to:

MODERN DINING KITCHEN

6.06m x 2.95m (19' 11" x 9' 8") this superbly updated and generously sized entertaining space has double glazed window and patio doors overlooking the rear garden, radiator, tiled flooring and two ceiling light points. The kitchen has been updated with a range of white high gloss base cupboards and pan drawers with recently updated quartz preparation work tops above, inset sink with black mixer tap, inset oven with four ring induction hob above and extractor fan, two integrated fridges and further base storage cupboard with useful preparation work top above with inset wine rack. Door to:

LAUNDRY ROOM

2.11m x 1.40m (6' 11" x 4' 7") this very useful laundry room has a round edge work top providing spaces below for washing machine and dishwasher, shelving, tiled flooring and door to double garage.



FIRST FLOOR LANDING

having useful storage cupboard, loft access complimented with a pull down ladder. The Loft provides superb storage space with boarding and could be an ideal space to convert subject to permissions required. Doors from the landing open to:

BEDROOM ONE

5.61m max x 2.95m (18' 5" max x 9' 8") a good sized double bedroom having double glazed window to rear, radiator and a range of doors provide access to the large wardrobe space having hanging rails and shelving.

BEDROOM TWO

3.56m x 2.81m (11' 8" x 9' 3") another double sized room having double glazed window to front and radiator.

BEDROOM THREE

3.60m x 2.83m (11' 10" x 9' 3") another double sized bedroom having double glazed window to front and radiator.



MODERN BATHROOM

having obscure double glazed window to side, column radiator, LVT floor, ceiling spotlighting and modern suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C. and bath with shower screen and twin headed shower appliance over.

OUTSIDE

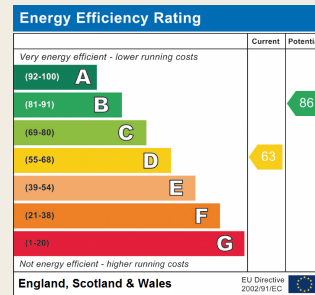
The property is superbly positioned on this small and select cul de sac and is approached via a shared gravelled access leading to the property's gravelled driveway to the front and the double garage. Set to the rear of the property is a very private and secluded garden having generous sized paved patio area which provides access to the courtesy door to the garage and patio doors to the dining kitchen. Set beyond is a shaped lawn with well stocked mature shrubs and conifers for screening. Positioned to the right hand side of the property is a useful side storage shed.



DOUBLE GARAGE

6.13m x 4.95m (20' 1" x 16' 3") approached by an electrically operated roller shutter door and has window and door to rear and further door to the laundry room.

COUNCIL TAX BAND E



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



8 LAUREL CLOSE, LICHFIELD WS13 6TT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other rooms 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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