



15 Orchard Close, Lichfield, Staffordshire, WS13 7DN

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



## 15 Orchard Close, Lichfield, Staffordshire, WS13 7DN

# £285,000

Bill Tandy and Company are delighted to offer for sale this superbly extended and enlarged end town house located in the small select cul de sac of Orchard Close located off Ferndale Road. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, provides deceptively spacious accommodation and briefly comprises reception hall, superb sized lounge, dining room, modern kitchen, rear porch with ground floor W.C. To the first floor are two bedrooms and shower room. Outside there are gardens to front and rear, a twin driveway and superb sized tandem garage.



### RECEPTION HALL

approached via a UPVC double glazed front entrance door and having double glazed window to side, radiator, laminate floor, stairs to first floor and doors open to:

### LOUNGE

4.87m x 4.73m (16' 0" x 15' 6") having double glazed bow window to front, patio doors to rear garden, radiator and the feature and focal point of the room is its exposed brick fireplace with display shelving and gas fire.

### DINING ROOM

4.74m x 2.16m (15' 7" x 7' 1") having double glazed bow window to front, radiator, door to rear porch and an archway leads off to:

### KITCHEN

3.36m x 1.93m (11' 0" x 6' 4") having double glazed window to rear, laminate floor, base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted storage units, inset stainless steel sink, inset Zanussi oven with Whirlpool four ring electric hob and extractor fan above, space for washing machine/dishwasher and further space for fridge/freezer.

### REAR PORCH

having double glazed rear door to garden, boiler cupboard housing the Worcester boiler and cantilevered door to:

### GROUND FLOOR W.C.

having double glazed window to rear and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### FIRST FLOOR LANDING

having double glazed window to rear, airing cupboard, radiator, loft access and doors open to:



### BEDROOM ONE

4.85m x 4.75m (15' 11" x 15' 7") this generously sized room has been created from two smaller bedrooms and could be divided back very easily subject to purchasers requirements. The bedroom has double glazed windows to front and rear, two radiators and two sets of fitted wardrobes.

### BEDROOM TWO

3.35m max x 2.94m (11' 0" max x 9' 8") having double glazed window to front, radiator and over stairs wardrobe.

### SHOWER ROOM

3.06m x 1.57m (10' 0" x 5' 2") having a modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over, part tiled and aqua-boarding splashbacks, obscure double glazed windows to rear and radiator.



## OUTSIDE

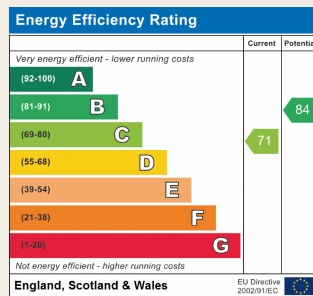
To the front of the property are two block paved parking spaces and a lawned foregarden with raised flower borders and rockery. To the rear of the property are paved patio areas, shaped lawn, shed and raised flower bed borders.

## TANDEM GARAGE

9.66m x 3.13m (31' 8" x 10' 3") approached via bi-fold entrance doors and having light and power supply, space and plumbing for washing machine, courtesy door to garden and side polycarbonate windows. To the rear section of the garage are wall and base storage units.

## COUNCIL TAX

Band C.



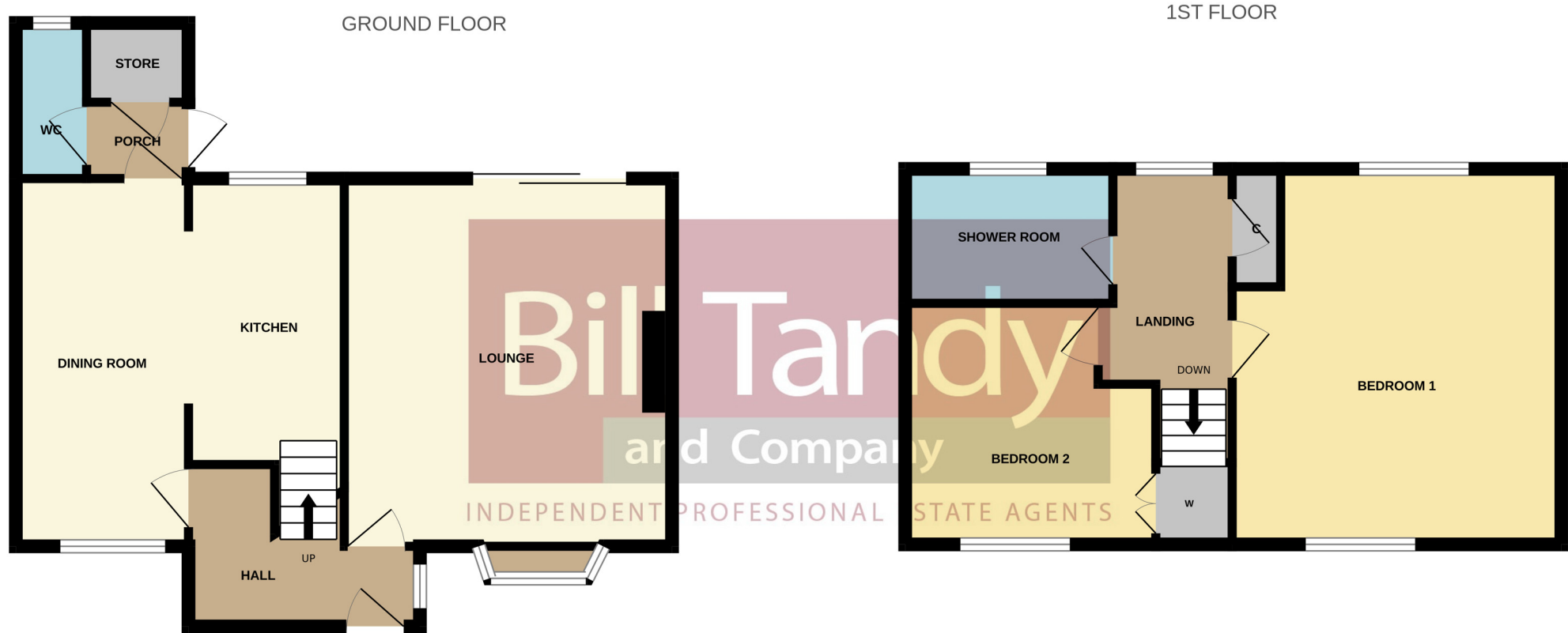
## TENURE

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.



15, ORCHARD CLOSE, LICHFIELD, WS13 7DN

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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