



11 Osprey Close, Whittington, Lichfield, Staffordshire,
WS14 9HT

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy

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£490,000

Bill Tandy and Company are delighted to offer for sale this modern four bedroom home situated in one of the most sought after villages of the district. Offered for sale with no onward chain and nestled on the rural fringe of the much sought after village of Whittington, the property is a short walk from the picturesque Bit End Field, with a further wide range of amenities at the village centre. This well presented and extended detached family home enjoys a peaceful setting in this popular cul de sac location. Originally built by McAlpine Homes, this property has been extended to create very well planned family accommodation with further improvements in the re-fitting of both the kitchen and bathroom, each to an excellent high standard. The property has a four bedroom layout, with an en suite shower room off the master bedroom, whilst on the ground floor are two good reception rooms with a conservatory added to the rear in an open plan style from the dining room. The kitchen in particular has been well fitted with granite work tops and integral appliances. The garage has been converted to now offer a useful working from home space. Outside there is a driveway leading to the store (previous garage), whilst to the rear is a good sized garden ideal for a family home.



RECESSED OPEN PORCH

having downlight and front composite entrance door opening to:

RECEPTION HALL

having feature LVT flooring, stairs to first floor with under stairs storage cupboard, radiator and doors leading off to:

GUESTS CLOAKROOM

having obscure double glazed window to front, radiator, laminate flooring, corner wall mounted wash hand basin and low flush W.C.

LOUNGE

4.94m into bay x 3.31m (16' 2" into bay x 10' 10") having double glazed walk-in square bay window to front, two radiators, feature fireplace with marble style hearth, inset, surround and mantel housing a flame effect contemporary electric fire.

MODERN BREAKFAST KITCHEN

5.15m x 3.07m (16' 11" x 10' 1") having double glazed windows overlooking the garden, door to same, ceiling spot lighting, a range of encasement base cupboards and drawers with granite work top above, wall mounted cupboards and additional larder cupboards, centrally positioned breakfast bar with base cupboards and drawers, inset Villeroy and Boch one and a half bowl ceramic sink, Beko range style multi-oven cooker with five ring gas hob and extractor fan above, integrated dishwasher and space ideal for American style fridge/freezer.

DINING ROOM

3.08m x 2.67m (10' 1" x 8' 9") having radiator and archway leading to:

CONSERVATORY

3.32m x 2.80m (10' 11" x 9' 2") having double glazed windows overlooking the garden, upright designer radiator, laminate flooring and French doors to garden patio.



HOME OFFICE

3.49m x 2.28m (11' 5" x 7' 6") forming part of the converted garage and having double glazed window to side, radiator, laminate flooring and space and plumbing for washing machine.

FIRST FLOOR LANDING

having loft access, airing cupboard and doors leading off to further accommodation.

BEDROOM ONE

3.30m max x 3.25m (10' 10" max x 10' 8") having double glazed window to rear, radiator and two sets of built-in wardrobes.

MODERN EN SUITE SHOWER ROOM

having an obscure double glazed window to side, chrome towel rail, modern Villeroy and Boch suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM TWO

4.80m x 2.46m (15' 9" x 8' 1") having double glazed window to front and radiator.

BEDROOM THREE

3.31m max x 3.24m (10' 10" max x 10' 8") having double glazed window to front, radiator and laminate flooring.



BEDROOM FOUR

2.30m plus wardrobe x 2.25m (7' 7" plus wardrobe x 7' 5") having double glazed window to front, radiator and useful over stairs cupboard/wardrobe.

UPDATED FAMILY BATHROOM

4.28m x 2.57m max (1.65m min) (14' 1" x 8' 5" max 5'5" min) having an obscure double glazed windows to rear, radiator, laminate flooring, chrome towel rail, vanity unit with inset wash hand basin, low flush W.C., twin ended bath, shower enclosure with sliding doors and double headed shower appliance, ceiling spot lighting and grey tile effect aqua-boarding surround.

OUTSIDE

The property is superbly positioned in the highly sought after cul de sac of Osprey Close. The property has a double width tarmac driveway and a side gate leads to the rear. To the rear of the property is a paved patio area with shaped lawn beyond. Set to the left hand quarter of the property is a superb entertaining space with sail style partition providing superb privacy and could be ideal for a hot tub, additional paved area to the right hand quarter of the property providing additional patio space, and to the right hand side of the property is a small storage shed.

STORE

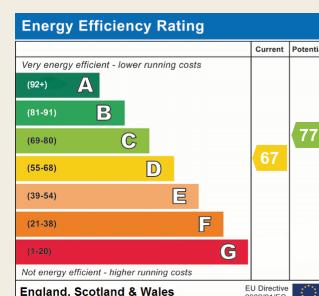
2.31m x 1.35m (7' 7" x 4' 5") Forming part of the original garage this small store has double doors to the parking area, round edge work top with an inset stainless steel sink and storage below and power and lighting.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. 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

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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