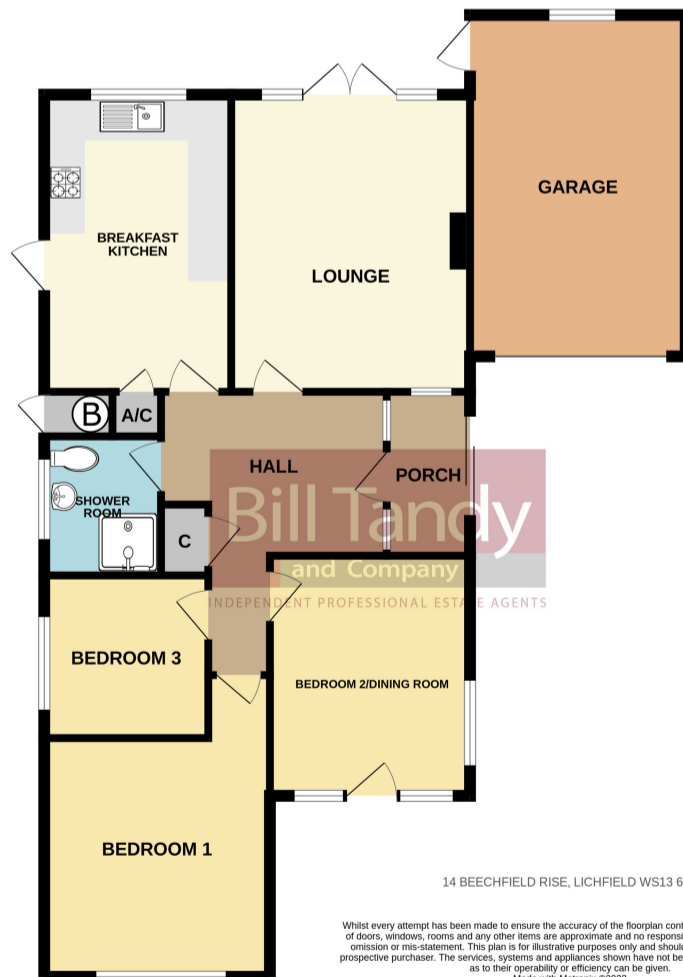




GROUND FLOOR



**14 Beechfield Rise, Lichfield,
Staffordshire, WS13 6EL**

£425,000 Freehold Offers Over

Bill Tandy and Company are delighted in offering for sale this modern updated detached bungalow within the small and select cul-de-sac position of Beechfield Rise. The property is superbly located a short walk away from the City centre of Lichfield with an abundance of facilities nearby. The bungalow itself has undergone substantial improvements to provide a modern feel throughout and for this reason, we strongly recommend internal viewings for it to be fully appreciated. The bungalow comprises a porch, reception hall, lounge with access to rear garden, modern breakfast kitchen and shower room, three bedrooms (one of which is presently used as a dining room). Externally, the front driveway provides parking for several cars leading to a rear appointed garage. Gardens to front and rear with a feature front, path and patio area provides a useful wheelchair access into the property.



SIDE ENTRANCE PORCH

approached via double glazed sliding entrance doors and having internal doors with windows either side opening to:

'L' SHAPED RECEPTION HALL

this generous entrance hall has loft access with pulldown ladder, radiator, cloak cupboard and doors lead off to:

LOUNGE

4.39m x 3.52m (14' 5" x 11' 7") having double glazed sliding patio doors opening to the rear patio area, obscure glazed internal display window, radiator and the feature and focal point of the room is the fireplace having a marble hearth and inset, surround with mantel above and inset gas fire.

BREAKFAST KITCHEN

4.35m max x 2.78m (14' 3" max x 9' 1") having a double glazed window overlooking the rear garden, obscure double glazed door to side, radiator, useful linen cupboard, updated cream Shaker units comprising base cupboards and drawers with round edge work tops above, matching wall mounted units, tiled splashback surround, under-unit lighting, inset one and a half bowl sink unit, inset Bosch double oven, AEG four ring hob with extractor canopy above, integrated appliances include dishwasher, fridge and freezer and space for washing machine.

BEDROOM ONE

4.24m max (3.56m min) x 3.37m (13' 11" max 11'4" min x 11' 1") having double glazed windows to front, radiator and fitted bedroom furniture comprising fitted wardrobes, chest of drawers, bedside cabinets and overbed storage cupboards.

BEDROOM TWO

3.54m x 2.95m (11' 7" x 9' 8") currently being used as a dining room and has its own separate access to the front via a double glazed door with windows either side. There is a double glazed window to side and radiator.



BEDROOM THREE

2.38m x 2.32m (7' 10" x 7' 7") having a range of fitted bedroom furniture comprising wardrobe with overbed storage cupboards, built-in bed with base storage, double glazed window to side and radiator.

RE-FITTED SHOWER ROOM

1.82m x 1.55m (6' 0" x 5' 1") having obscure double glazed window to side, chrome heated towel rail, modern updated suite comprising white gloss vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with twin headed Grohe shower appliance over and full ceiling height tiling surround.



OUTSIDE

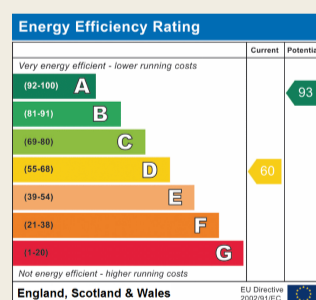
One of the distinct features of the property is its superbly well cared for gardens. There is a generously sized block paved driveway providing parking for numerous cars and leads to the garage to the rear, and there is an external security light. There is an Indian sandstone pathway leading to a front patio area and door access to the front of the property. This would be ideal for wheelchair access if needed. There is a mainly lawned front garden with flower and herbaceous borders and side pathway leading to a rear gate. To the rear is a generous paved patio area with retaining walls, external water tap, security light, shaped lawn, flower bed borders, raised herbaceous borders and feature summerhouse. There is an outhouse boiler cupboard providing useful storage and housing the Worcester boiler.

GARAGE

5.37m x 3.14m (17' 7" x 10' 4") approached via an electrically operated roller shutter door and having door and window to rear garden, light and power supply.

COUNCIL TAX

Band D.



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.