

Bill Tandy  
and Company

33 Scotch Orchard, Lichfield, Staffordshire, WS13 6DE

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 33 Scotch Orchard, Lichfield, Staffordshire, WS13 6DE

# £335,000

Bill Tandy and Co are delighted in offering for sale this three bedroom extended semi-detached home which enjoys spacious accommodation whilst offered with the benefit of no upward chain. The property is located within the prestigious city of Lichfield with popular school catchment and a range of amenities found nearby including restaurants, shops and shopping found within the city centre. Lichfield is superbly located with ideal commuter links with two train stations providing access to London and Birmingham with the added benefit of nearby A38, A5, M42 and M6 Toll road. The property itself has recently had the benefit of newly fitted carpets and provides a modern décor internally. The property comprises an entrance porch, reception hall, extended and through lounge/dining room, kitchen, side porch, ground floor W.C., first floor landing, three bedrooms, bathroom and separate W.C. There is a generous blocked paved driveway to front providing ample parking and leading to a useful side gate, garage, and there is a low maintenance landscaped garden to rear.



### ENTRANCE PORCH

approached via double glazed double doors and having wall light point, double glazed windows to side and panelled wooden door opening to:

### RECEPTION HALL

having windows to front, radiator, storage cupboards, stairs to first floor and door leading to:

### LOUNGE

4.88m x 3.76m (16' 0" x 12' 4") having radiator, ceiling light point, brick fireplace surround with tiled hearth and electric fire, wall light points and archway leading to:

### DINING ROOM

3.58m x 2.44m (11' 9" x 8' 0") having double glazed patio doors to rear, radiator, ceiling light point, wall light points and glazed door to:

### KITCHEN

5.74m x 2.24m (18' 10" x 7' 4") having double glazed window with ceramic tiled sill, base cupboards and drawers surmounted by round edge work surfaces, ceramic splashback surround, wall mounted storage cupboards, stainless steel sink and drainer, integrated appliances including oven and four ring gas hob and extractor fan, space suitable for fridge/freezer, further cupboards to the rear, plinth heater, towel rails, wine cooler and space for dishwasher.

### SIDE HALLWAY

obscure glazed door to side pathway, wall cupboards and further door to:

### GUESTS CLOAKROOM

having double glazed window to side, radiator and suite comprising wall mounted wash hand basin with cupboard below, ceramic tiled splashback and low flush W.C.

### FIRST FLOOR LANDING

ceiling light point and loft hatch with pulldown loft ladder to a LOFT ROOM with double glazed skylight, window to rear, useful eaves storage cupboards and light and power supply.



### BEDROOM ONE

3.10m to wardrobes x 3.05m (10' 2" to wardrobes x 10' 0") having double glazed window to rear, radiator and fitted furniture comprising wardrobes and drawers.

### BEDROOM TWO

3.71m x 2.70m (12' 2" x 8' 10") having double glazed window to front, radiator and fitted furniture comprising wardrobes, chest of drawers and over bed storage cupboards.

### BEDROOM THREE

2.79m x 2.21m (9' 2" x 7' 3") having double glazed window to front, radiator, ceiling light point and fitted furniture comprising single wardrobe, storage cupboards and over stairs wardrobe.

### BATHROOM

having obscure double glazed window to rear, radiator, door to airing cupboard, suite comprising pedestal wash hand basin with ceramic tiled splashback surround and bath with electric shower over.

### SEPARATE W.C.

having obscure double glazed window to side, low flush W.C. and ceramic tiled splashback surround.



## OUTSIDE

To the front of the property is a well proportioned block paved driveway providing parking for several vehicles leading to the garage and front entrance door with external light. The fore garden has a small flowerbed rockery with low level wall to front and side. One of the distinct features of this property is the well presented rear garden with block paved patio ideal for entertaining with outside water tap, brick barbeque and outside light. There are flowerbeds and paved pathways leading to a rear paved seating area, further gravelled pathway, apple trees, fenced and walled boundaries.

## GARAGE

2.24m x 5.26m max 4.61m (7' 4" x 17' 3" max 15' 1" min) ) having glazed panelled entrance doors, light and power supply, courtesy door to side pathway, space and plumbing for washing machine and tumble dryer and wall mounted boiler.

## COUNCIL TAX

Band C.



## FURTHER INFORMATION/SUPPLIES

We understand the property has Gas and Electric connections and is on mains drainage and water. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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.



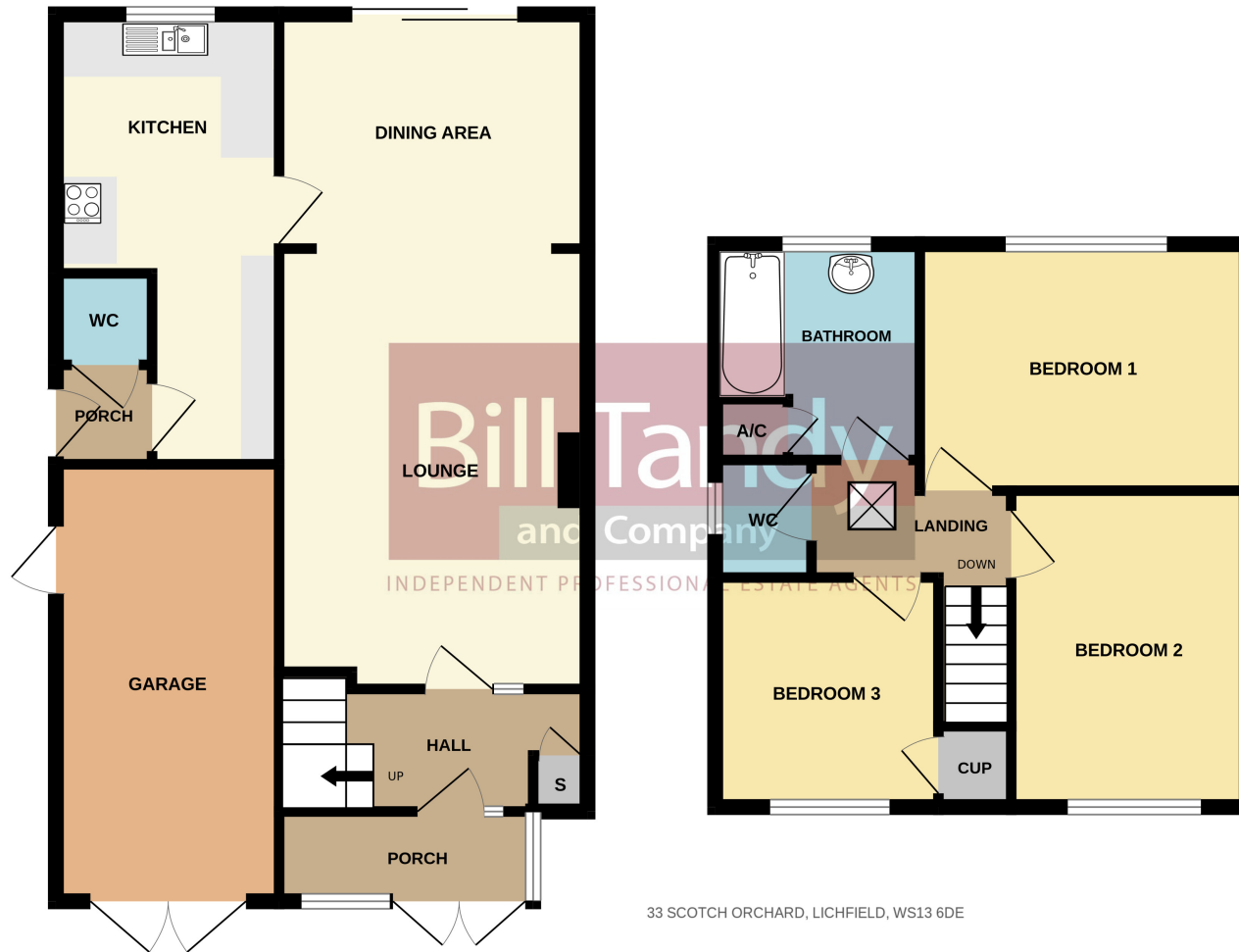
## VIEWING

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](mailto: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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