



8 Manor Rise, Lichfield, Staffordshire, WS14 9SL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

8 Manor Rise, Lichfield, Staffordshire , WS14 9SL

£525,000

Beautifully presented throughout, this attractive and substantially extended family home enjoys a delightful setting in Lichfield's popular Boley Park area. The property has a very generous accommodation layout perfect for the family buyer and is convenient for both King Edwards and three primary schools (St. Michaels C of E, St Joseph's RC and Five Spires Academy). The first floor includes five bedrooms with an en suite off the master bedroom and the third bedroom also boasts a very versatile dressing room/study area. Outside, the garden is immaculately maintained and there is ample private drive parking with a tandem double garage. Within easy walking distance of cross-city and inter-city stations, together with Lichfield centre amenities, this superb family home is well worthy of an internal inspection to fully appreciate its excellent qualities..



CANOPY PORCH

With quarry tiled floor, external wall light point with obscured UPVC double glazed composite entrance door opening to;

RECEPTION HALL

With stairs leading off, radiator, central heating control with thermostat, coving and dado rail, door to;

FITTED GUEST CLOAKROOM

With close coupled WC, wash hand basin set above a vanity unit with tiled splashback and mixer tap, tiled flooring, obscured double glazed UPVC window.

FAMILY LOUNGE

5.45m x 3.8m (17' 11" x 12' 6") With traditional fireplace with natural wooden surround with marble hearth and backing and inset living flame coal effect gas fire (not tested) with leaded UPVC double glazed bay window to front, two radiators, three wall light points and coving. Door through to;

DINING ROOM

3.57m x 3.17m (11' 9" x 10' 5") With double glazed double French doors opening out to the rear garden patio, with radiator, dado rail and coving, serving hatch through to kitchen.

KITCHEN

4m x 2.59m (13' 1" x 8' 6") With ample work surface space with base storage cupboards and drawers together with matching wall mounted storage cupboards including glazed display cabinets, one and a half bowl sink unit with mixer tap, integrated dishwasher with matching fascia, space for range type cooker with extractor canopy. Space for microwave and American style fridge freezer, downlighters and UPVC double glazed window to rear, tiled splashback and opening through to;

BREAKFAST ROOM

3.35m x 2.3m (11' 0" x 7' 7") With continuation of the tiled flooring and having double glazed window and door to garden, radiator, downlighters, coving and connecting door through to garage.



UPSTAIRS

Stairs with a spindle balustrade rise to a landing with coving to ceiling, access to loft with pull-down ladder providing access to partly boarded loft with light and power, built-in airing cupboard with a pre-lagged hot water cylinder and linen shelving.

BEDROOM ONE

3.58m x 3.42m (11' 9" x 11' 3") With leaded UPVC double glazed window to the front aspect, radiator and coving and door to;

ATTRACTIVE EN SUITE SHOWER ROOM

With vanity unit with inset wash hand basin and WC with useful cupboard space separate tiled shower cubicle with bi-fold door with thermostatic power shower fitment. Comprehensive ceramic floor and wall tiling, chrome central heated towel rail and radiator, electric shaver point, obscured UPVC double-glazed window and downlighters.

BEDROOM TWO

3.32m x 3m (10' 11" x 9' 10") With built in double doored wardrobe providing shelving and hanging space with additional cupboard space above. UPVC double glazed window, coving and radiator.



BEDROOM THREE

3.5m x 2.32m (11' 6" x 7' 7") With leaded UPVC double glazed window to front, radiator and coving and archway through to dressing room/study area (2.5m x 2.3m) an ideal space for teenager with further radiator and leaded UPVC double glazed window to front aspect.

BEDROOM FOUR

4.1m x 2.34m (13' 5" x 7' 8") With UPVC double glazed window to rear, radiator and coving.

BEDROOM FIVE/STUDY

2.48m x 2.24m (8' 2" x 7' 4") With built in cupboards, UPVC double glazed window to rear and radiator.

FAMILY BATHROOM

Having a heritage suite with a panel bath with swan neck mixer tap and with Trident electric shower fitment and shower screen. Vanity unit with inset wash hand basin with swan neck mixer tap and useful cupboard space beneath, close coupled WC, comprehensive ceramic floor and wall tiling, chrome central heated towel rail and radiator, electric shaver point and downlighters.



TANDEM DOUBLE GARAGE

8m x 2.51m (26' 3" x 8' 3") With electric up and over entrance door, fluorescent light and power points, space and plumbing for washing machine and tumble dryer with a single drainer sink with wall mounted Worcester condensing gas central heating boiler and additional fitted storage cupboards.

OUTSIDE

To the front of the property is a block paved driveway providing parking for several cars with pebble border and a side gated entrance giving access to the rear garden. To the rear of the property is a mature garden around 60 feet in length with a flagged stone patio with neatly tended lawn, flower and herbaceous borders, fence perimeters, conifer screening, hard standing for greenhouse and secondary patio, useful cold water tap and external security lighting and power point.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(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

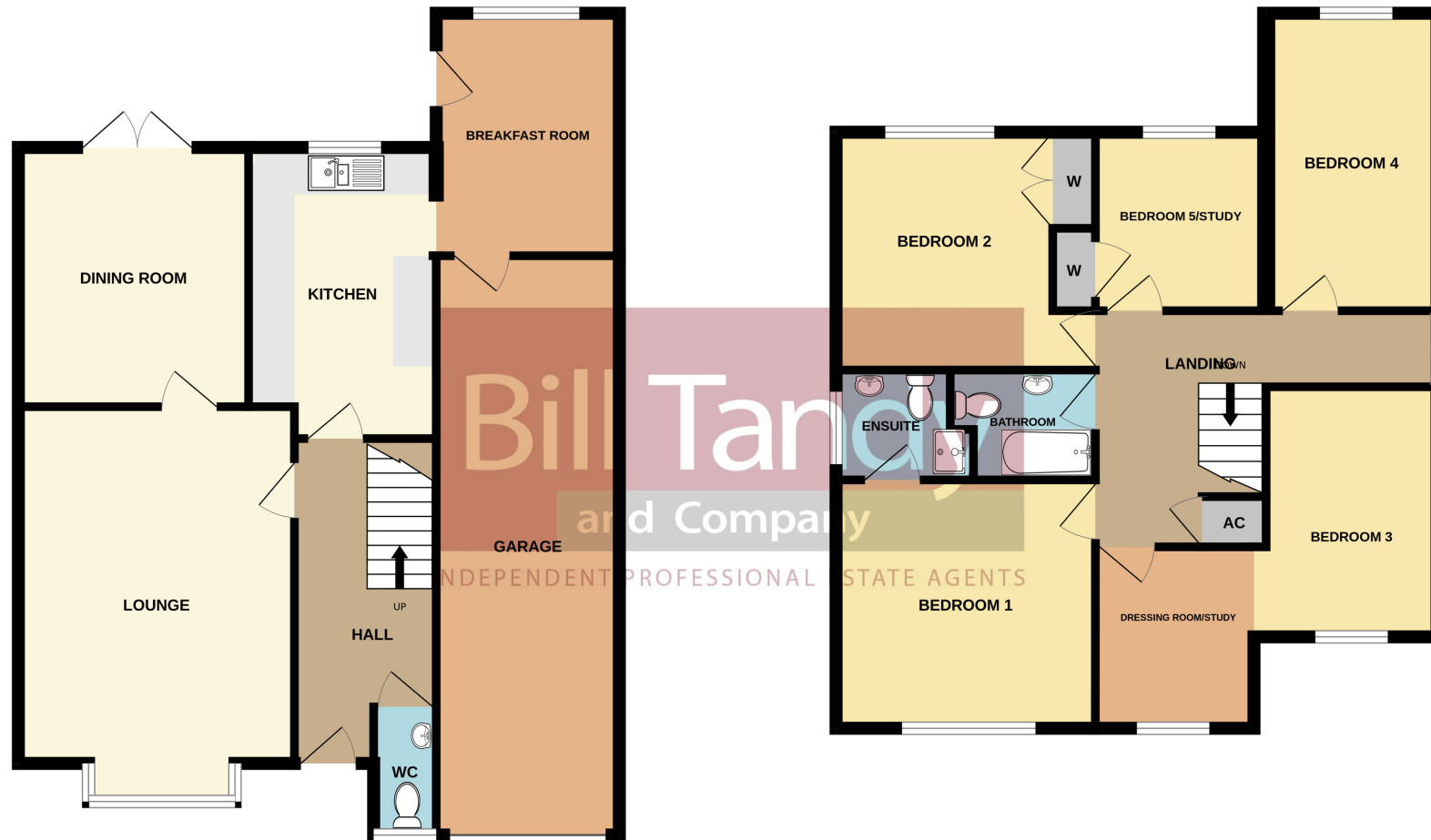
VIEWING

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

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 MANOR RISE, LICHFIELD, WS14 9SL

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.
 Made with Metropix ©2023

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS