



23 Pass Avenue, Whittington, Lichfield, Staffordshire,  
WS14 9NJ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**23 Pass Avenue, Whittington,  
Lichfield, Staffordshire, WS14 9NJ**

**£375,000**

Available with no upward chain, this superbly upgraded, extended and modernised semi-detached house is located in the small and select cul-de-sac of Pass Avenue. Located in the sought-after village of Whittington, the property is located within the heart of the village offering superb facilities within walking distance, including the Co-op convenience store, popular pubs, cafe, take-outs, picturesque walks along the canal and Bit End Field with a children's play area. The property provides modern accommodation throughout, comprising reception hall, lounge with square archway to an updated dining kitchen, sitting room, three first-floor bedrooms and superbly updated bathroom. There is a block paved driveway to front providing a generous parking area and gates to additional parking if required. One of the distinct features of the property is its superb landscaped rear garden with the benefit of a converted garden games room providing a superb entertaining space. We strongly urge the property is viewed internally for it to be fully appreciated.



### **ENTRANCE HALL**

approached via a double glazed composite contemporary front entrance door flanked by a window alongside, stairs to first floor, radiator, tiled floor and door to:

### **LOUNGE**

4.58m x 3.96m (15' 0" x 13' 0") having double glazed bow window to front and a feature and focal point fireplace having a marble style hearth, inset, surround and mantel above housing a chrome gas fire. A square archway leads to:

### **RE-FITTED DINING KITCHEN**

2.97m x 4.95m (9' 9" x 16' 3") having double glazed window overlooking the rear garden, ceiling spotlighting, LVT flooring, radiator, Shaker style base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards including glazed display cupboards and under-cupboard lighting, inset one and a half bowl stainless steel sink with swan neck mixer tap, pelmet lighting above, inset double oven and grill with microwave above, inset gas hob with extractor fan above, pull-out bin storage and a range of integrated appliances including fridge/freezer, dishwasher and washing machine. Door opens to:

### **FAMILY SITTING ROOM**

3.33m x 2.20m (10' 11" x 7' 3") having double French double glazed doors opening to the side, laminate flooring and double glazed window to rear.

### **FIRST FLOOR LANDING**

having an obscure double glazed window to side and loft access with pulldown ladder leading to the partly boarded loft which houses the boiler. Doors lead off to:



### **BEDROOM ONE**

3.81m into wardrobe x 3.01m (12' 6" into wardrobe x 9' 11") having double glazed window to front, radiator and a range of fitted bedroom furniture comprising bedside cabinets and wardrobes.

### **BEDROOM TWO**

3.34m x 3.05m max (2.58m min) (10' 11" x 10' 0" max 8' 6" min) having double glazed window to rear and radiator.

### **BEDROOM THREE**

2.41m x 2.28m (7' 11" x 7' 6") having double glazed window to rear and radiator.

### **RE-FITTED BATHROOM**

2.15m x 1.81m (7' 1" x 5' 11") having an obscure double glazed window to front, chrome heated towel rail and a contemporary white suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower over and tiled splashback surround with mosaic border.



## OUTSIDE

The property is superbly located in this sought after and desirable small cul de sac located off Back Lane. There is a block paved driveway to the front providing parking and leading to the front door and side gated access which leads to additional parking if required. To the rear is a superbly landscaped garden having a block paved patio and sheltered seating area ideal for entertaining. Steps lead to a raised garden with paved pathway and patio, rear decked seating area, mature herbaceous borders with mature trees and shrubs and a shaped lawn.

## GARDEN GAMES ROOM

4.57m x 2.16m (15' 0" x 7' 1") (formed from part of the garage) this superb facility is ideal for entertaining and has double French doors, laminate flooring and spotlighting. The bar is available subject to separate negotiation.

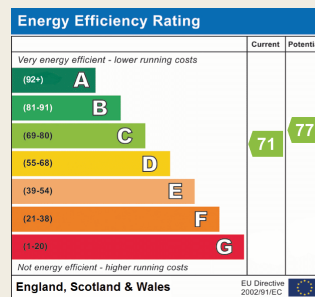
## COUNCIL TAX

Band C.



## 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](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.



23, PASS AVENUE, WHITTINGTON, WS14 9NJ

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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