



Cornerstones, Jackson Road, Lichfield, Staffordshire,
WS13 7PR



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£365,000

Bill Tandy and Company are delighted in offering for sale this superb modern detached family home which has been tastefully extended to the side on this superb corner position. The current owners have substantially improved and modernised the internal accommodation, and for this reason we strongly recommend internal viewings for the property to be fully appreciated. The accommodation briefly comprises hall, guests cloakroom, lounge/dining room, conservatory, study, recently re-fitted kitchen, utility room, three first floor bedrooms, the main bedroom having a dressing area, and updated en suite and main bathroom. A paddle staircase from the first floor landing leads to a useful loft room with its own W.C. There is parking to the front with gardens to both front and rear.



CANOPY PORCH

with UPVC double glazed front entrance door which opens to:

RECEPTION HALL

having tiled floor, stairs to first floor with under stairs storage, radiator, spotlighting and doors to:

GUESTS CLOAKROOM

having a modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and tiled floor.

RE-FITTED KITCHEN

2.86m x 2.51m (9' 5" x 8' 3") having double glazed window to front, tiled flooring, ceiling spotlighting, superb updated contemporary units comprising base cupboards and drawers with preparation work tops above, tiled splashback surround, wall mounted cupboards, inset Copie composite one and a half bowl sink, inset Bosch double oven and grill with superb five ring Bosch gas hob incorporating a wok burner with extractor fan above, integrated slimline dishwasher and integrated fridge/freezer.

'L' SHAPED LOUNGE/DINING ROOM

4.83m x 4.49m (15' 10" x 14' 9") having upright designer radiator, ceiling spotlighting, tiled floor, contemporary wall mounted electric fire, double glazed window to rear and double glazed French doors open to:

DOUBLE GLAZED CONSERVATORY

3.84m x 2.77m (12' 7" x 9' 1") having French doors to rear garden and laminate floor.

STUDY

2.42m x 1.65m max (7' 11" x 5' 5" max) having double glazed window to side, radiator, tiled floor and ceiling spotlighting.

UTILITY ROOM

2.44m x 1.87m (8' 0" x 6' 2") having double glazed window to front, chrome heated towel rail, tiled floor, base and wall mounted storage cupboards, preparation work top with inset sink and spaces for washing machine and tumble dryer.



FIRST FLOOR LANDING

having doors opening to:

BEDROOM ONE WITH DRESSING AREA

5.67m max x 2.65m max (18' 7" max x 8' 8" max) having two double glazed windows to front, two radiators, tiled floor and a DRESSING AREA with contemporary fitted wardrobes with sliding doors, loft access and door to:

EN SUITE SHOWER ROOM

2.39m x 1.33m (7' 10" x 4' 4") having an obscure double glazed window to side, chrome heated towel rail, contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed shower appliance over, tiled floor, spotlighting and full ceiling height tiled splashback surround.

BEDROOM TWO

3.04m x 2.71m (10' 0" x 8' 11") having double glazed window to rear and radiator.

BEDROOM THREE

3.18m x 1.84m (10' 5" x 6' 0") having double glazed window to front and radiator.



BATHROOM

3.90m x 1.66m (12' 10" x 5' 5") having obscure double glazed windows to side, heated towel rail, contemporary suite comprises contemporary vanity unit with two drawers and inset wash hand basin above, low flush W.C., twin ended bath with shower head attachment and shower cubicle with twin headed shower appliance over and tiled surround, tiled flooring and ceiling spotlighting.

SECOND FLOOR LOFT ROOM

4.85m x 4.17m (15' 11" x 13' 8") approached via a paddle staircase from the first floor landing and being an ideal space for storage having two skylight windows to rear, radiator and access to a SEPARATE W.C.

OUTSIDE

Located on a corner position the property has the benefit of a newly added tarmac driveway to the front and side with block paved border. There is a shaped lawned foregarden with shrubs and access to side gate and useful shed. To the rear of the property the garden has a shaped lawn, mature shrubs, herbaceous borders and to the rear of the garden is a decked patio area, and there are fenced and walled perimeters.



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/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

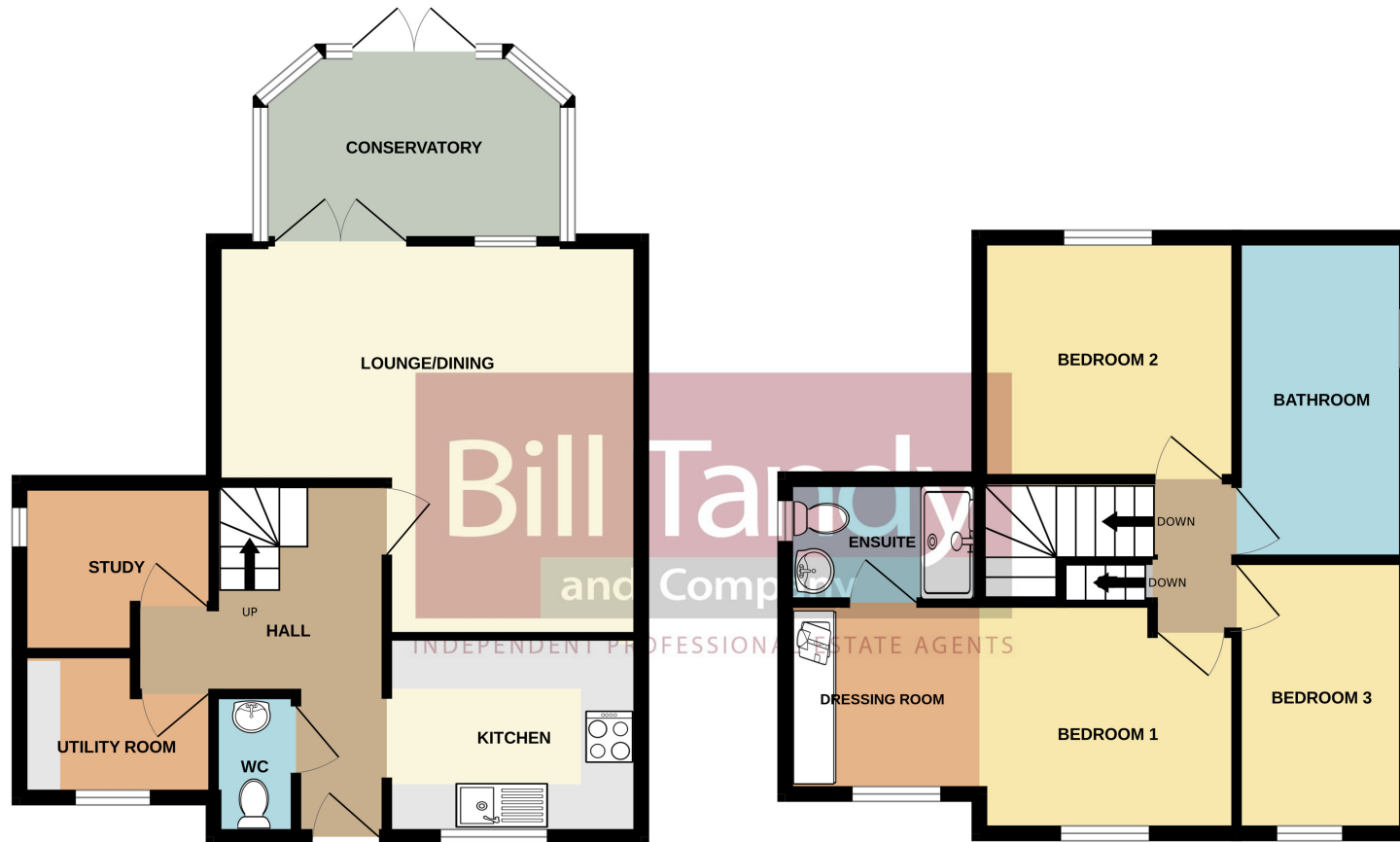
VIEWING

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



CORNERSTONES, JACKSON ROAD, LICHFIELD, WS13 7PR

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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Bill Tandy
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INDEPENDENT PROFESSIONAL ESTATE AGENTS