



Rocklands 85 Tamworth Road, Lichfield, Staffordshire,
WS14 9HG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£775,000

Bill Tandy and Company are delighted to offer for sale this superbly presented and generously sized detached dormer bungalow, located on the south side of the cathedral city of Lichfield on one of Lichfield's most sought after roads. The property is set back from the road enjoying a long sweeping driveway with parking for numerous vehicles and generous deep foregarden. The property provides versatility in its accommodation layout with bedroom accommodation to both ground and first floors, and briefly comprises reception hall with oak flooring, impressive sized lounge overlooking the rear garden, separate dining room, breakfast kitchen with very useful pantry, laundry, two generously sized bedrooms and modernised shower room. To the first floor the two bedrooms have additional rooms which could be used as either sitting areas or working from home space, and one bedroom has a modernised en suite bathroom. The first floor would therefore be ideal for a teenager or elderly relative, or could potentially offer additional income should you decide to sublet part of the first floor. There is a generous sized rear garden, and early viewings are highly recommended to appreciate this substantial property.



RECEPTION HALL

approached via a double glazed front door with window alongside and having oak flooring, stairs to first floor with under stairs recess, cloak cupboard and doors to:

SITTING ROOM

7.17m x 4.38m (23' 6" x 14' 4") this superbly extended sitting room has double glazed picture window providing stunning views of the garden, patio doors to side, two radiators and the feature and focal point of this room is the stunning open fire with tiled hearth, exposed brick surround and wooden mantel beam above.

DINING ROOM

4.50m into bay x 3.64m (14' 9" into bay x 11' 11") having a walk-in double glazed bay window to front, radiator and the feature and focal point of the room is the open fire with tiled hearth and exposed brick surround with wooden mantel above.

BREAKFAST KITCHEN

4.00m x 3.14m (13' 1" x 10' 4") having quarry tiled flooring, radiator, double glazed window to side, double glazed door to rear garden, a range of encased base cupboards and drawers with Corian work tops above, tiled surround, wall mounted cupboards with under-unit lighting, inset one and a half bowl sink with swan neck mixer tap, inset Neff microwave, space for cooker, integrated Neff dishwasher, concealed corner space for the Baxi boiler, ceiling spotlighting with sensor and access to PANTRY 2.06m x 1.08m (6' 9" x 3' 7") this extremely useful pantry has a range of shelving, space ideal for fridge/freezer, double glazed window to side, light and quarry tiled flooring.

BEDROOM ONE

4.30m x 3.84m (14' 1" x 12' 7") having a superb range of fitted wardrobes, double glazed windows to rear and side and radiator.

BEDROOM TWO

3.68m x 3.10m (12' 1" x 10' 2") this room is currently used as a home office/snug, but could be used as a ground floor bedroom if required, having double glazed window to front and radiator.



GROUND FLOOR SHOWER ROOM

2.75m x 2.32m (9' 0" x 7' 7") superbly modernised in a contemporary style having obscure double glazed window to front, chrome heated towel rail, granite sparkle tiled flooring, ceiling spotlighting, contemporary wall mounted Roca twin vanity unit with twin wash hand basins, matching wall mounted store cupboard with illuminated mirror, low flush W.C. and a wet room style walk-in shower area with mosaic tiled floor, full ceiling height marble tiled surround and shower over.

FIRST FLOOR LANDING

having double doored linen store cupboard and further doors open to:

FIRST FLOOR AREA

this superb self contained apartment style area has its own sitting room, bedroom and bathroom. (This would lend itself to be used for a young or elderly relative or for potential separate income subject to the purchasers requirements).

SITTING AREA

4.36m x 3.24m (14' 4" x 10' 8") having double glazed walk-in dormer window to rear and useful eaves storage. Access to:

BEDROOM THREE

2.43m x 2.36m (8' 0" x 7' 9") having skylight window to side and radiator.



EN SUITE BATHROOM

2.38m x 1.70m (7' 10" x 5' 7") superbly modernised and having skylight window to side, door to eaves storage, radiator, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower appliance over with aqua-boarding surround.

BEDROOM FOUR/SITTING AREA

separated into two areas with a Sitting room/Study area 3.93m x 3.08m (12' 11" x 10' 1") having double doors to useful storage, radiator and walk-in double glazed dormer window to front. The Bedroom Area 3.42m into reduced ceiling height x 2.97m into reduced ceiling height (11' 3" into reduced ceiling height x 9' 9" into reduced ceiling height) has skylight window to side, radiator and door to eaves storage.

OUTSIDE

The property is approached via a long sweeping tarmac driveway providing parking for numerous vehicles and there is a deep foregarden with generously sized shaped lawned area with mature trees and hedging for screening. To the rear of the property are patio areas leading to a raised shaped lawn set beyond with shed to rear, a range of hedging and conifers for screening and access to the detached garage to the rear.



GARAGE

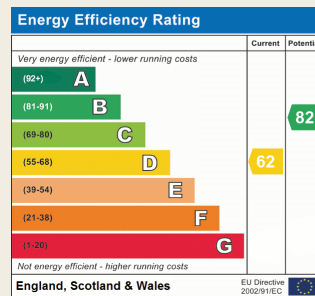
(not measured) located to the rear.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - Octopus Energy. T.V and Broadband – Virgin. 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.



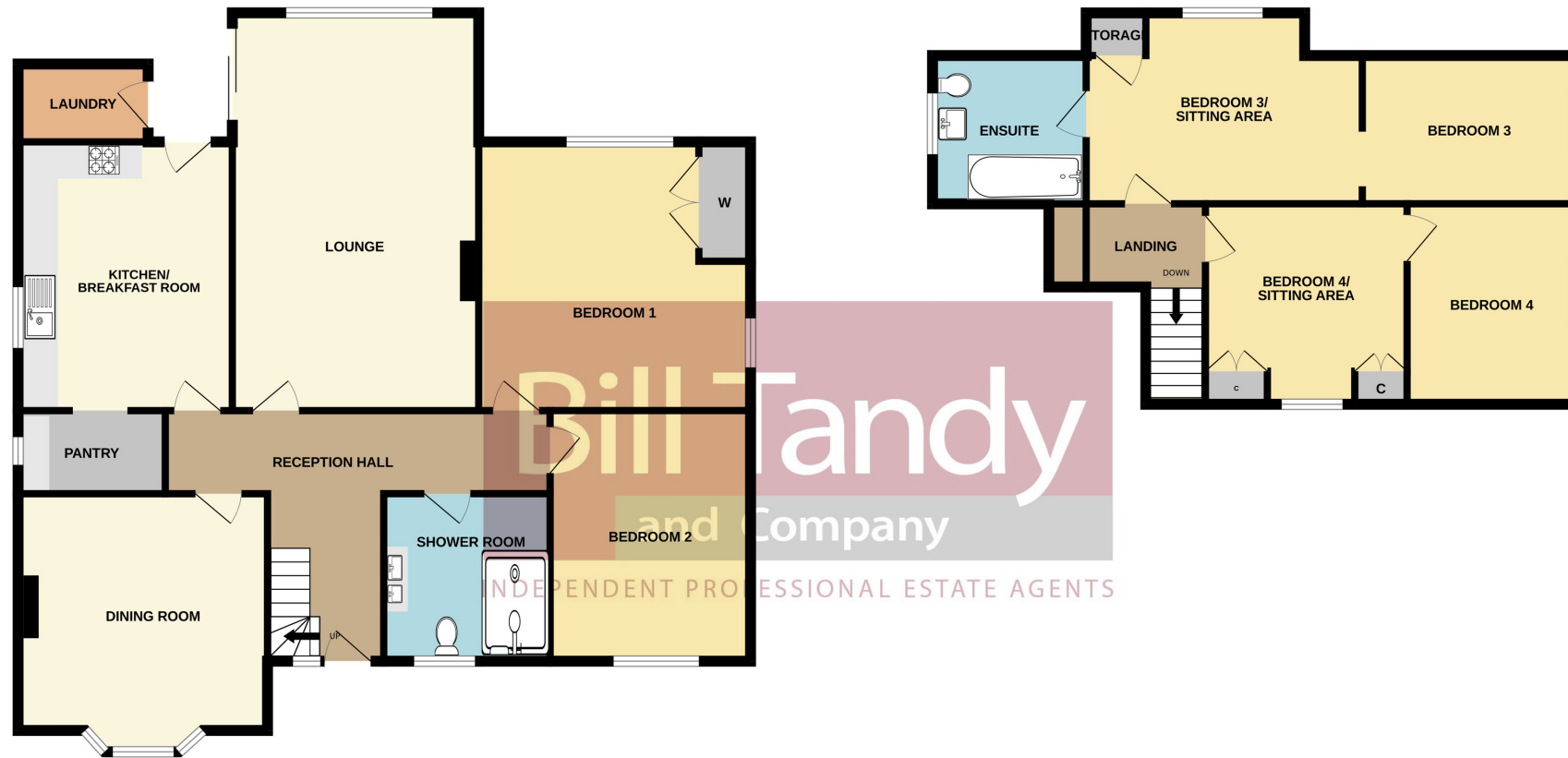
VIEWING

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

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



85 TAMWORTH ROAD, LICHFIELD, WS14 9HG

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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