

Bill Tandy

and Company

TEAL ROAD

1 Teal Road, Streethay, Lichfield, Staffordshire, WS13 8GJ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£399,950

Bill Tandy and Company are delighted in offering for sale this modern detached family home, recently built by Miller Homes, with a superb corner plot position which has been superbly landscaped by the current owner. The property is within walking distance of the recently built Streethay primary school, recently graded outstanding by Ofsted, Co-op convenience store, Bod café and takeaway restaurants, and Trent Valley railway station providing links to London and Birmingham. The property, which we strongly urge is viewed internally to be fully appreciated, is a double fronted three bedroom detached dwelling comprising reception hall, guests cloakroom, lounge with walk-in bay window, dining kitchen with French doors to garden, three first floor bedrooms, one having an en suite shower room, and family bathroom. Outside there is ample parking to the rear with tandem driveway leading to the detached garage, and a landscaped south facing garden.



CANOPY PORCH

with front entrance door opening to:

RECEPTION HALL

having stairs to first floor accommodation with under stairs storage cupboard, radiator, Karndean wood style floor and doors open to:

GUESTS CLOAKROOM

having an obscure glazed window to rear, radiator, suite comprising corner wash hand basin with tiled surround, low flush W.C., spotlighting and tiled floor.

LOUNGE

5.42m x 3.97m into bay (17' 9" x 13' 0" into bay) having double glazed window to front, feature walk-in double glazed square bay window to side and two radiators.

DINING KITCHEN

5.43m x 2.54m (17' 10" x 8' 4") having double glazed window to front, double glazed French doors to side opening to the garden, wood style Karndean floor, radiator, ceiling spotlighting, modern kitchen units comprising base cupboards with preparation work surfaces above, wall mounted cupboards, inset stainless steel sink and drainer, built-in Zanussi oven, four ring gas hob with stainless steel splashback and extractor fan above, integrated fridge and freezer and spaces ideal for washing machine and tumble dryer.

FIRST FLOOR LANDING

having double glazed window to rear, radiator, loft access, cupboard housing the boiler and doors opening to:

BEDROOM ONE

3.44m x 3.13m (11' 3" x 10' 3") having double glazed window to front, radiator and fitted wardrobes with smoked glass sliding doors. Door opens to En-suite.



EN SUITE SHOWER ROOM

1.90m x 1.70m (6' 3" x 5' 7") this contemporary shower room has an obscure double glazed window front, radiator, tiled floor, ceiling spotlighting, wall mounted wash hand basin with tiled surround, low flush W.C., shower enclosure with Bristan twin headed shower appliance over and aqua boarding surround.

BEDROOM TWO

3.50m x 2.60m (11' 6" x 8' 6") having double glazed window to front and radiator.

BEDROOM THREE

2.59m x 2.44m max (1.86m min) (8' 6" x 8' 0" max 6'1" min) this third bedroom could also be used as a home office having double glazed window to side, radiator and recess ideal for shelving or bookcase.

BATHROOM

2.01m x 1.90m (6' 7" x 6' 3") this contemporary bathroom has an obscure double glazed window to rear, radiator, tiled floor, ceiling spotlighting and suite comprising wall mounted wash hand basin with tiled surround, low flush W.C., bath with shower appliance over and centrally positioned taps.



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OUTSIDE

One of the distinct features of the property is its superb corner position which the vendors have substantially improved and landscaped the gardens. The main portion of the garden is located to the right hand side of the property having a raised paved patio providing a superb space for entertaining. There is a side gate leading to the parking and external water tap. Set beyond is an artificial lawn with raised flower bed borders with wood sleepers, area behind the garage providing space if required for shed and fenced and walled perimeter. To the rear of the property is a tandem driveway for two/three vehicles with an external electric vehicle charging point and leads to the detached garage with up and down lighting.

DETACHED GARAGE

approached via an up and over entrance door.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIERS

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>

AGENTS NOTE

We understand from the vendors there is a Service Charge payable of approximately £200.00 per annum for the maintenance of communal areas within the development.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	82	
(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.

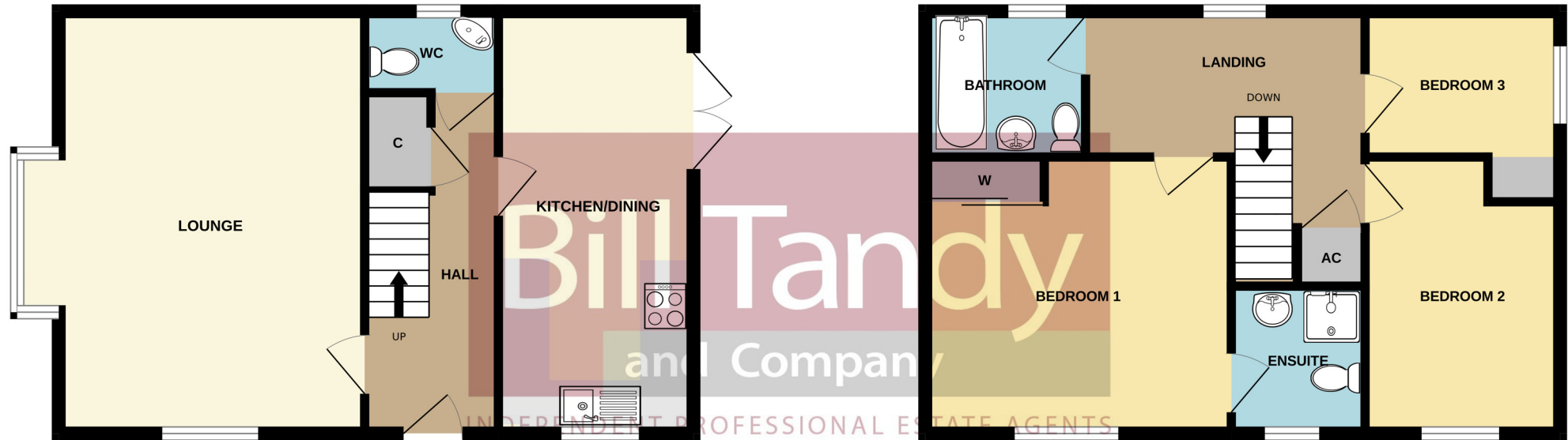
VIEWING

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



1 TEAL ROAD, STREETHAY, WS13 8GJ

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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