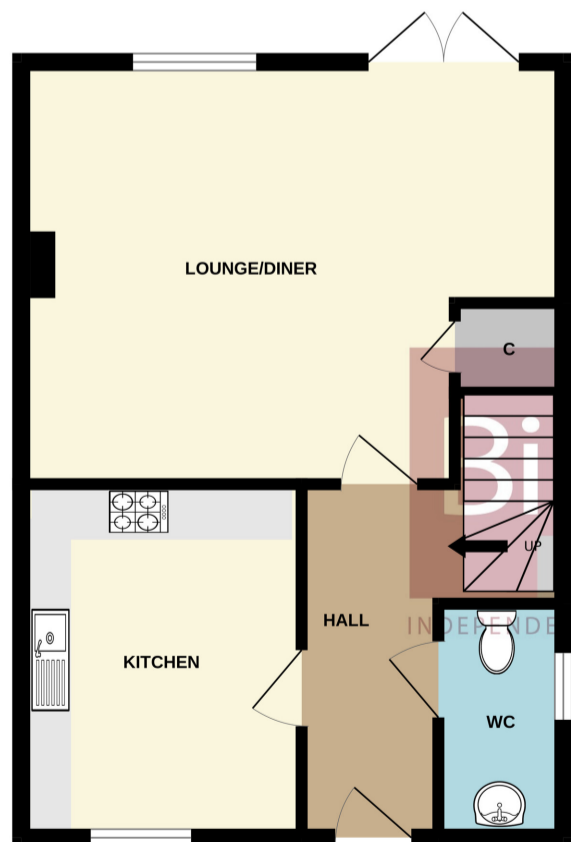




GROUND FLOOR

1ST FLOOR



15, POOLFELD ROAD, LICHFIELD, WS13 8EB

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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15 Poolfield Road, Lichfield WS13 8EB, Staffordshire,

£290,000 Freehold

Bill Tandy and Company, Lichfield, are delighted to offer for sale this modern three bedroom end terraced property located on the corner of Poolfield Road and Walnut Walk, and enjoying a block paved front courtyard aspect with the property being set back from the road. The property is located on the sought after development of Darwin Park which has a Waitrose superstore, the renowned Cathedral Walk with stunning views and Darwin Hall. A further range of amenities are a short distance away in the cathedral city centre of Lichfield. The property itself, which we strongly urge is viewed to be fully appreciated, benefits from no upward chain and the accommodation briefly comprises hall and guests cloakroom, lounge/dining room, modern breakfast kitchen, three first floor bedrooms, one having en suite shower room, and family bathroom. There are gardens to the rear with a side gated access and there are two allocated car parking spaces in the parking area to the rear for residents.



RECEPTION HALL

approached via a double glazed front entrance door and having stairs to first floor, radiator and doors open to:

GUESTS CLOAKROOM

with UPVC obscure double glazed window to side, radiator, tiled floor and modern suite comprising pedestal wash hand basin with tiling surround and low flush W.C.

LOUNGE/DINING ROOM

4.54m max (3.45m min) x 4.19m (14' 11" max 11'4" min x 13' 9") having double glazed window and French doors to rear garden, radiators, feature fireplace with hearth and matching inset, wooden surround and electric socket for electric fire. There is a useful under stairs coats store cupboard.

BREAKFAST KITCHEN

3.11m x 2.48m (10' 2" x 8' 2") having double glazed window to front, radiator, tiled floor, modern kitchen units comprising base cupboards and drawers with round edge preparation work tops above, stainless steel sink unit with drainer, tiled surround, matching wall mounted units with under-unit lighting, inset Neff oven with four ring gas hob and extractor fan, concealed space housing the Worcester boiler and spaces ideal for white goods.

FIRST FLOOR LANDING

having loft access hatch and former airing cupboard with shelf and radiator. Doors open to:

BEDROOM ONE

3.03m x 2.61m (9' 11" x 8' 7") having double glazed window to front, radiator, space and provision for a wall mounted T.V., useful built-in double doored wardrobe and door to:



EN SUITE SHOWER ROOM

having radiator, modern white suite comprising pedestal wash hand basin with tiled splashback surround and mosaic border, low flush W.C. and shower enclosure with twin headed shower appliance over.

BEDROOM TWO

2.96m x 2.62m (9' 9" x 8' 7") having double glazed window to rear and radiator.

BEDROOM THREE

2.09m x 1.90m (6' 10" x 6' 3") having double glazed window to side and radiator.

BATHROOM

having an obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiling surround, low flush W.C. and bath.



OUTSIDE

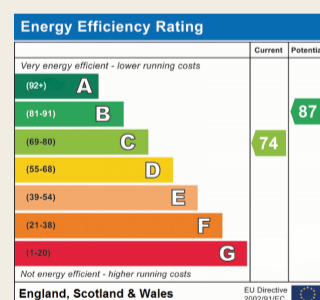
The property is superbly positioned on the corner of Poolfield Road and Walnut Walk. Access from the rear of Poolfield Road leads to a superb parking area and we understand the property has the benefit of two allocated parking spaces. To the rear of the property is a paved patio area, side gate, shaped lawn with herbaceous borders, storage shed and fenced perimeters.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Mains drainage - South Staffs Water. Gas and electricity supply - SO Energy. T.V. and broadband - Sky. 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.