



40 Insley Avenue, Lichfield, Staffordshire, WS14 0FE

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**40 Insley Avenue, Lichfield,
Staffordshire, WS14 0FE**

£625,000

Enjoying a lovely setting on this popular recently completed development and lying very close to open parkland, this impressive three storey detached family home offers an outstanding accommodation layout. Perfect for the family buyer, the property has a superb open plan family dining kitchen across the rear of the property, with a separate family sitting room and study. The first floor boasts three bedrooms, with the master bedroom having both a dressing room and en suite, whilst there are two further second floor double bedrooms again with a shower room. The lovely setting towards the edge of this development is perfect for access into Lichfield city centre, with the newly built Anna Seward primary school within minutes walking distance, along with a Co-op convenience store. Available with the residue of the NHBC warranty an early viewing of this very fine home is strongly recommended.



CANOPY PORCH

having external wall lantern and PVC composite entrance door with obscure glazed insert opening to:

WELCOMING RECEPTION HALL

having laminate flooring, stairs leading off with spindle balustrade, built-in store cupboard and door to:

GUESTS CLOAKROOM AND LAUNDRY

having pre-formed vanity surface with inset enamel wash hand basin with mono bloc mixer tap and cupboard space beneath, space and plumbing for washing machine with integrated frontage, close coupled W.C. and extractor fan.

LOUNGE

4.74m x 3.33m (15' 7" x 10' 11") having UPVC double glazed window to front, radiator, central contemporary electric feature log and flame effect fire with media recess for T.V. and glazed double doors lead to:

FABULOUS OPEN PLAN FAMILY DINING KITCHEN

8.30m x 3.43m max (2.81m min) (27' 3" x 11' 3" max) the kitchen area has extensive work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with mixer tap, built-in Zanussi electric double oven and grill with five ring gas hob with glass splashback and extractor canopy, concealed wall mounted Ideal Logic gas central heating boiler with timer, integrated fridge, freezer and dishwasher each with matching fascia, LED kickboard lighting, low energy downlighting, UPVC double glazed window to rear and double glazed double French doors opening to the rear garden. The Dining Area has further double doors to the garden, a continuation of the laminate flooring and useful under stairs storage cupboard.

STUDY

2.73m x 2.34m (8' 11" x 7' 8") a versatile room having UPVC double glazed window to front and double radiator.

FIRST FLOOR LANDING

having UPVC double glazed window to front, cupboard housing the pressurised hot water cylinder, double radiator, stairs to second floor and doors leading off to further accommodation.



BEDROOM ONE

4.00m x 3.33m (13' 1" x 10' 11") having UPVC double glazed window to front, two radiators and opening through to the DRESSING ROOM having two double wardrobes with mirrored sliding doors, radiator and further door to:

LUXURY EN SUITE SHOWER ROOM

having double with shower cubicle with thermostatic shower fitment, pedestal wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, comprehensive ceramic wall tiling, electric shaver point, obscure UPVC double glazed window to rear and low energy downlighters.

BEDROOM TWO

3.63m x 2.80m (11' 11" x 9' 2") having built-in double wardrobe, UPVC double glazed window to front and radiator.

BEDROOM THREE

2.96m x 2.53m (9' 9" x 8' 4") having UPVC double glazed window to rear and radiator.

FAMILY BATHROOM

having a panelled bath with mixer tap and thermostatic shower fitment over, pedestal wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, mirrored vanity cabinet, low energy downlighters, extractor fan, electric shaver point and UPVC obscure double glazed window to rear.

SECOND FLOOR STUDY LANDING



BEDROOM FOUR

4.60m x 3.40m (15' 1" x 11' 2") a superb room having UPVC double glazed dormer window to front, Velux skylight to rear with integral blind, fitted wardrobe, three wall light points and radiator.

BEDROOM FIVE

3.04m x 2.78m (10' 0" x 9' 1") having UPVC double glazed dormer window to front, range of fitted wardrobes and radiator.

SHOWER ROOM

having a tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., co-ordinated ceramic wall tiling, mirrored vanity cabinet, chrome heated towel rail/radiator, electric shaver point, low energy downlighters, extractor fan and Velux skylight with integral blind.

OUTSIDE

The property is set back off the road with a lovely private driveway approach which ultimately leads up to the green park nearby with pleasant walk. The driveway provides ample parking for several cars. To the rear of the property the garden is set to lawn with patio area and having fenced perimeters, external light and power points.

DETACHED DOUBLE GARAGE

6.27m x 6.12m (20' 7" x 20' 1") approached via twin up and over entrance doors and having useful floored area above for storage, UPVC double glazed door to garden, light and power.



COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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

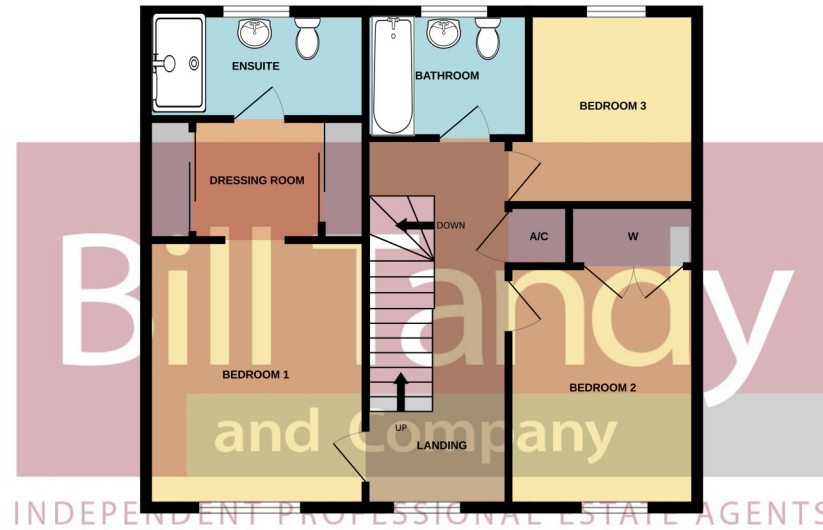
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

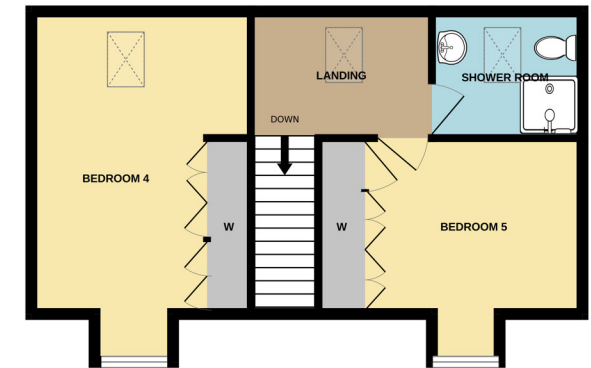
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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