



14 Francis Road, Lichfield, Staffordshire, WS13 7JX

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

14 Francis Road, Lichfield, Staffordshire, WS13 7JX

£295,000

Enjoying a pleasant situation on the northern side of the cathedral city of Lichfield this extended link detached family home offers well planned family accommodation. The ground floor has been substantially extended creating a huge family dining kitchen with adjacent utility, whilst the garage has been converted to provide a very useful fourth bedroom or study - important with so many people working from home. With three bedrooms and a bathroom to the first floor, along with the mature garden and driveway to the front, make this a perfect family property. Within easy reach of Lichfield's central facilities and perfect for commuting, an early viewing of this fine family home is strongly recommended.

RECEPTION HALL

being approached via a UPVC double glazed entrance door and side screen and having stairs leading off, tiled flooring, useful under stairs store cupboard and door to:

LOUNGE

4.75m x 4.23m (15' 7" x 13' 11") having a central fire surround with raised hearth, UPVC double glazed bow window to front, further double glazed window to same, double radiator and laminate flooring.

EXTENDED FAMILY BREAKFAST KITCHEN

5.59m x 4.69m (18' 4" x 15' 5") a superb sized family dining kitchen having extensive work surface space with base storage cupboards and drawers, inset one and a half bowl sink unit with mixer tap, built-in electric oven with four ring gas hob and extractor hood, space for dishwasher and American style fridge/freezer, two radiators, ceramic tiled flooring, fluorescent light strip and door to:

UTILITY ROOM

having plumbing for washing machine, space for tumble dryer, wall mounted store cupboard and UPVC double glazed door and window to rear garden.

STUDY/BEDROOM FOUR

4.17m x 2.10m (13' 8" x 6' 11") converted from the former garage and having UPVC double glazed door and window to front, vinyl flooring, radiator and door to:

GUESTS CLOAKROOM

having a W.C., wash hand basin and quarry tiled floor.

FIRST FLOOR LANDING

having radiator, loft access hatch and cupboard housing the British Gas combination gas central heating boiler.



BEDROOM ONE

4.70m x 2.80m (15' 5" x 9' 2") having full height and width wardrobes with sliding doors, laminate flooring, UPVC double glazed window to rear and radiator.

BEDROOM TWO

3.09m x 2.50m (10' 2" x 8' 2") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

3.44m x 2.17m (11' 3" x 7' 1") having UPVC double glazed window to rear and radiator.

BATHROOM

having a suite comprising panelled bath with mixer tap and thermostatic shower fitment and concertina shower screen, vanity unit with inset wash hand basin with mixer tap and close coupled W.C., comprehensive ceramic wall tiling, radiator and wall mirror, obscure UPVC double glazed window to side.



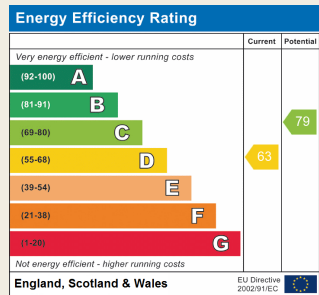


OUTSIDE

The property is set back off the road with a block paved driveway providing parking for several cars and useful cold water tap for car washing. To the rear of the property the garden is fenced and set to lawn with pathway and mature trees and shrubs.

COUNCIL TAX

Band D.



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



14 FRANCIS ROAD, LICHFIELD WS13 7JX

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.
 Made with Metropix ©2023

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS