



12 Maryvale Court, Lichfield, Staffordshire, WS14 9HZ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£229,950

Within a mile of city centre amenities, this attractive terraced bungalow forms part of a highly regarded retirement development set around some well tended communal gardens. Perfectly positioned to take advantage of both the facilities on Boley park and also Lichfield city centre amenities, the well presented bungalow is an ideal purchase for the retired person. With an age restriction of 55 years and over the area is delightfully peaceful whilst the property comprises a porch, lounge/dining room, modern kitchen, two bedrooms, updated shower room. Outside further benefits from ample parking for both residents and visitors and early viewing are highly recommended.



ENTRANCE PORCH

approached via a UPVC double glazed entrance door, with double glazed side screen and inner obscure glazed door opening to:

LOUNGE

5.86m x 3.01m (19' 3" x 9' 11") having UPVC double glazed window to front, contemporary fireplace with electric fire, electric night storage heater, glazed door to:

KITCHEN

3.02m x 2.81m (9' 11" x 9' 3") having pre-formed work surfaces with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets with under unit lighting,, built in electric oven with four ring electric hob, single drainer stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, tiled splash backs, fluorescent light, UPVC double glazed window and door to rear.

BEDROOM ONE

3.38m x 3.08m (11' 1" x 10' 1") having fitted wardrobes, overhead storage cupboards and drawers space, built-in airing cupboard with pre-lagged hot water cylinder and linen shelving, electric night storage heater, UPVC double glazed window to rear.

BEDROOM TWO

3.16m x 2.90m (10' 4" x 9' 6") having fitted wardrobe and bedside cabinets, UPVC double glazed window to front, electric panel heater.

SHOWER ROOM

Updated with a corner shower cubicle with shower fitment and tiled surround, sink, WC, ceramic tiling, electric towel rail, demister mirror and ceiling extractor fan.



OUTSIDE

Set back from the road the bungalow has a block paved pathway approach flanked by a lawn with charming flower bed borders. To the rear is a block paved patio with communal lawns and attractive shrubbery backdrop.

COUNCIL TAX BAND C

SERVICE CHARGE

Our client advises us the property is freehold, with a service charge for the development of £169.08 per month. Details of which should be checked via your solicitors before legal commitment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



TENURE

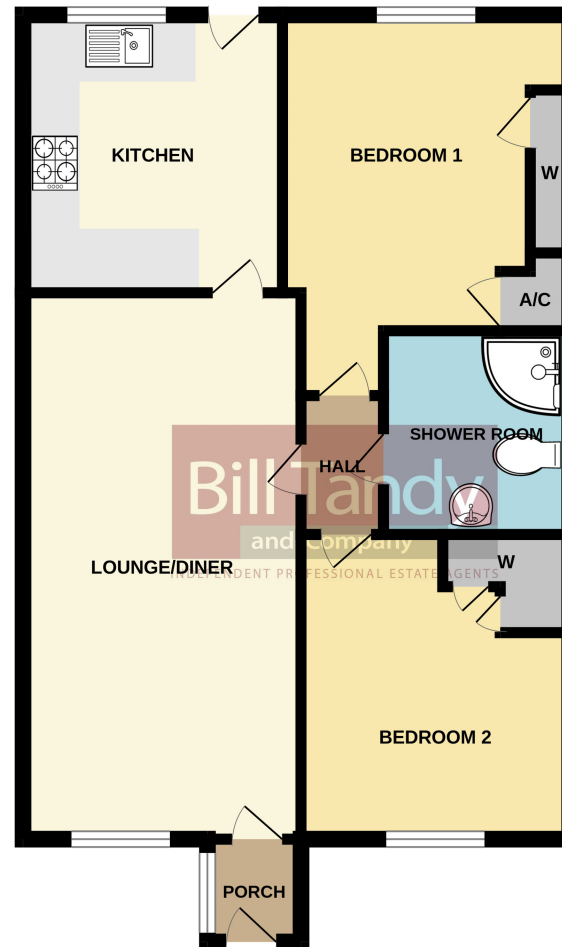
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VIEWING

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



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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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