



10 Thropp Close, Lichfield, Staffordshire, WS13 8FP

Bill Tandy

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**10 Thropp Close, Lichfield,  
Staffordshire, WS13 8FP**

**£500,000**

## Offers in the region of

Bill Tandy and Company are delighted to offer for sale this superb and well presented detached three storey family home, conveniently located and enjoying stunning views of the Cathedral Walk. The property provides substantial accommodation arranged on three floors and is located on the highly sought after Darwin Park development which is within walking distance of the cathedral city centre of Lichfield, the Bowling Green, Waitrose supermarket and pubs. The property is nestled away in a secluded position along Cathedral Walk whilst the garage and parking to the rear is accessed off Thropp Close. The generous sized accommodation comprises hall, guests cloakroom, through lounge, dining kitchen, conservatory/garden room, three first floor bedrooms one being en suite, and on the second floor are two generously sized bedrooms and modern shower room. There is a low maintenance and landscaped rear garden with entertaining spaces and artificial lawn.



### RECEPTION HALL

approached via an obscure double glazed front entrance door and having laminate flooring, radiator, stairs to first floor with under stairs cupboard and a range of doors opening to:

### GUESTS CLOAKROOM

having laminate flooring, radiator, modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### THROUGH SITTING ROOM

5.31m x 3.22m (17' 5" x 10' 7") having double glazed windows to front and side, double glazed French doors to rear garden, laminate flooring and two radiators.

### DINING KITCHEN

5.31m x 2.77m max (17' 5" x 9' 1" max) having double glazed window to front, tiled flooring, double doors to under stairs storage with spaces for white goods, a range of modern units comprising base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted units with under-unit lighting, inset stainless steel sink, inset Bosch cooker with four ring gas hob and extractor fan above and spaces for dishwasher/washing machine and fridge/freezer.

### CONSERVATORY/GARDEN ROOM

3.31m x 2.56m (10' 10" x 8' 5") having lightweight roof tiles with plasterboard interior, double glazed windows overlooking the garden and French doors to same, tiled flooring and two radiators.

### FIRST FLOOR LANDING

having double glazed window to rear, stairs to second floor accommodation and doors open to:

### MASTER BEDROOM

3.67m max (3.18m min) x 3.20m (12' 0" max 10' 5" min x 10' 6") having dual aspect double glazed windows to rear and side, useful built-in double wardrobe and door to:

### EN SUITE SHOWER ROOM

having an obscure double glazed window to front, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and corner shower cubicle with shower appliance and tiling.



### BEDROOM FOUR

3.18m x 2.77m max (10' 5" x 9' 1" max) having double glazed window to rear, radiator and recess ideal for wardrobe.

### BEDROOM FIVE

3.54m x 1.96m (11' 7" x 6' 5") having double glazed window to front with views of Cathedral Walk, radiator and airing cupboard.

### FAMILY BATHROOM

having an obscure double glazed window to front, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and tiled surround, mosaic border and shower screen.

### SECOND FLOOR LANDING

having skylight window to rear and doors to:

### BEDROOM TWO

4.08m x 3.18m (13' 5" x 10' 5") having double glazed window with Cathedral Walk views, skylight to rear and radiator.

### BEDROOM THREE

4.09m x 2.79m (13' 5" x 9' 2") having double glazed window with Cathedral Walk views, skylight window to rear and radiator.



## SHOWER ROOM

having grey tiles with mosaic border, matching tiled floor, contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and glass screen provides access to a shower appliance over, ceiling spotlighting, chrome towel rail and skylight window to front.

## OUTSIDE

The property is superbly positioned on the highly sought after Cathedral Walk with beautiful walks from Darwin Park leading to the Bowling Green island providing stunning views of the cathedral, with lawned and tree-lined walkway beyond. The main parking and garage is located to the rear of the property off Thropp Close. One of the distinct features of the property is its superb landscaped and substantially improved garden enjoying a generous paved patio area ideal for entertaining with French door access to garden room and lounge. Set beyond is an artificial lawn with wall surround and bushes providing screening. Set to the left hand side of the property is a useful storage shed with further side and rear gated access and courtesy door to garage.

## GARAGE

5.46m x 2.61m (17' 11" x 8' 7") approached via an up and over entrance door accessed from rear, useful eaves storage, light and power supply and double glazed courtesy door to rear garden.

## COUNCIL TAX

Band E.



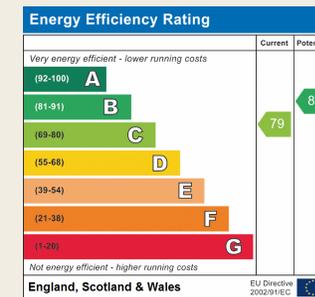
## FURTHER INFORMATION

\*\* PLEASE NOTE - Some of the photographs are of historic nature to show placement of furniture - please note the property is now vacant and we would recommend referring to the walk through video for more information.

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



## TENURE

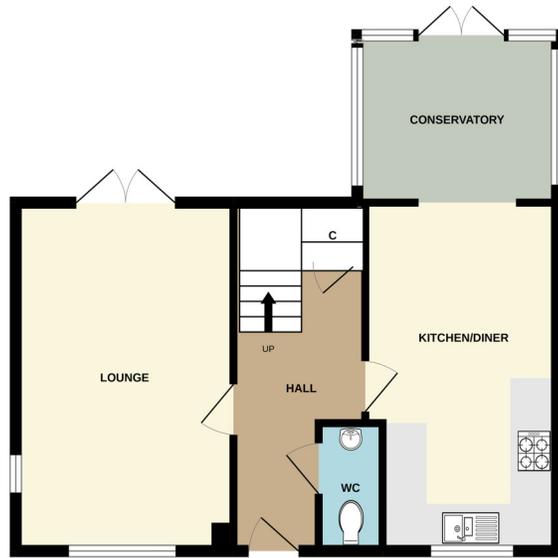
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

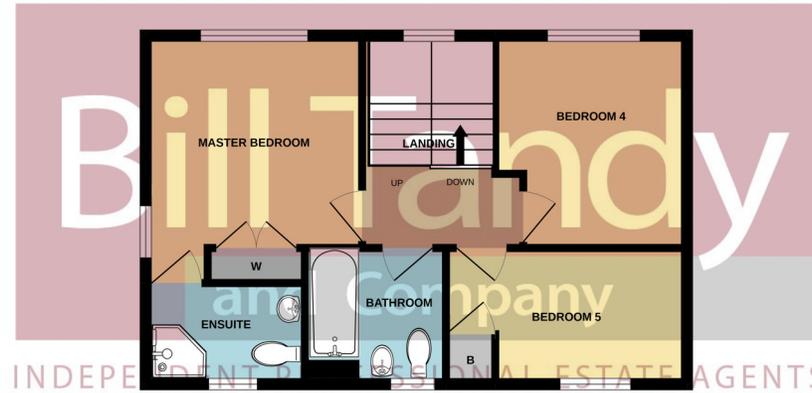
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

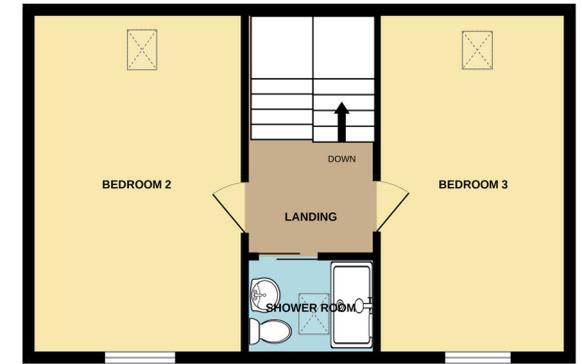
GROUND FLOOR



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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