



12 Pentire Road, Lichfield, Staffordshire, WS14 9SQ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**12 Pentire Road, Lichfield,
Staffordshire, WS14 9SQ**

£599,000 Offers Over

Bill Tandy and Company are delighted to offer for sale this generously sized detached family home superbly located on the highly sought after Pentire Road in the popular Boley Park district of Lichfield and is in the highly sought after school catchment for three primary schools all with good Ofsted rating, and King Edward VI secondary school a short walk away. The house itself, which benefits from no upward chain, briefly comprises a porch, reception hall, guests cloakroom, through lounge, dining room, 'L' shaped breakfast kitchen, utility, four first floor bedrooms, one having an updated en suite, and updated family bathroom. There are gardens to front and rear and there is ample parking and a double garage. One of the distinct features of the location is its close proximity to Lichfield city centre with its range of amenities and there are superb commuter links and nearby bus and trains stations.



PORCH

approached via UPVC double glazed door and having double glazed windows to front and side and internal door to:

RECEPTION HALL

having double glazed window to front, stairs to first floor with under stairs storage cupboard, radiator and doors to:

GUESTS CLOAKROOM

having vanity unit with inset wash hand basin, low flush W.C., tiled surround, radiator and laminate floor.

THROUGH LOUNGE

7.47m x 3.83m (24' 6" x 12' 7") having double glazed window to front, double glazed patio doors to rear, two radiators and the feature and focal point of the room is its fireplace having marble style tiled hearth and inset, wooden surround with mantel and gas fire.

DINING ROOM

3.53m x 2.90m (11' 7" x 9' 6") having double glazed window to rear, radiator, door to lounge and serving hatch to kitchen.

'L' SHAPED BREAKFAST KITCHEN

5.58m max x 3.51m (18' 4" max x 11' 6") having double glazed windows to rear and side, radiator, base cupboards and drawers surmounted by Corian work tops, tiled splashback surround, wall mounted storage cupboards, inset stainless steel one and a half bowl sink, Hotpoint double oven and grill, Hotpoint microwave, five ring gas hob with extractor canopy above and stainless steel splashback, integrated dishwasher, integrated fridge, space for fridge/freezer and door to:

UTILITY ROOM

2.42m x 1.40m (7' 11" x 4' 7") having double glazed window and door to rear, radiator, Worcester boiler, round edge work top with space below for washing machine, inset sink and base storage cupboard.

FIRST FLOOR LANDING

having loft access, airing cupboard and doors lead off to:



MASTER BEDROOM

4.90m x 3.84m (16' 1" x 12' 7") having double glazed window to front, radiator, fitted wardrobes and chests of drawers and door opens to:

EN SUITE SHOWER ROOM

2.62m x 1.55m (8' 7" x 5' 1") this tastefully updated en suite has an obscure double glazed window to rear, chrome heated towel rail, modern suite comprising vanity unit with base cupboard and inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over, full ceiling height polished porcelain tiling and tiled floor.

BEDROOM TWO

3.90m x 3.80m (12' 10" x 12' 6") having double glazed window to front, radiator and fitted wardrobes and dressing table.

BEDROOM THREE

3.51m x 2.98m (11' 6" x 9' 9") having double glazed window to rear, radiator and fitted wardrobes.

BEDROOM FOUR

2.65m x 1.97m (8' 8" x 6' 6") having double glazed window to rear, radiator and fitted single wardrobe.



BATHROOM

this tastefully updated bathroom has an obscure double glazed window to rear, chrome heated towel rail, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C., shower enclosure with shower appliance over, corner bath, full ceiling height polished porcelain tiling and tiled floor.

OUTSIDE

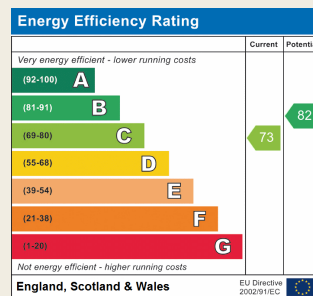
To the front of the property is a tarmac driveway with block paved border which leads to the double garage, and there is a shaped lawned foregarden and side gate leading to the rear. To the rear of the property is a paved patio area with shaped lawn beyond with well stocked mature borders with trees and shrubs for screening.

DOUBLE GARAGE

5.88m max (4.64m min) x 5.12m (19' 3" max 15'3" min x 16' 10") approached via twin up and over doors and having courtesy door to side, cold water tap and light and power supply.

COUNCIL TAX

Band F.



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.

