



6 Alamein Way, Lichfield, Staffordshire, WS14 0GG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

6 Alamein Way, Lichfield, Staffordshire, WS14 0GG

£520,000

Bill Tandy and Company are delighted in offering for sale this impressive detached family home built in 2007 by Charles Church located on the popular south side of Lichfield. The property offers a superb size plot complimented with a driveway for 6 to 8 cars, detached double garage set to rear and a feature southerly facing rear garden. The property comprises a reception hall, lounge, versatile snug/study, dining kitchen and utility room, further guest cloakroom. To the first floor are four bedrooms all of which with fitted wardrobes, modern ensuite shower room, modern main family bathroom. As mentioned, the gardens have been superbly well kept by the present owners, with superb side driveway and rear appointed double garage. Early viewings are highly recommended. Council Tax band E.



ARCHED CANOPY PORCH

with composite entrance door opening to:

RECEPTION HALL

having stairs to first floor with under stairs cupboard, radiator and a range of doors open to:

GUESTS CLOAKROOM

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

LOUNGE

4.37m x 3.33m (14' 4" x 10' 11") having radiator, double glazed French doors to rear garden and a feature and focal point fireplace with matching hearth, inset and surround with mantel above and housing an inset gas fire with chrome surround.

SNUG/STUDY

3.35m x 2.62m (11' 0" x 8' 7") this versatile second reception room has double glazed window to front and radiator.

DINING KITCHEN

6.21m x 2.31m (20' 4" x 7' 7") extending from front to rear this generously sized dining kitchen has double glazed windows to front and rear, a range of modern units comprising base cupboards and drawers surmounted by round edge work tops above, inset sink with swan neck mixer tap, wall mounted cupboards, tiled splashback surround and under-unit lighting, inset double oven and grill with four ring gas hob and extractor fan above, integrated appliances include dishwasher and fridge/freezer, radiator, breakfast bar area and access to:

UTILITY ROOM

1.96m x 1.52m (6' 5" x 5' 0") having composite door to rear, round edge work top with space below for washing machine and tumble dryer, base and wall mounted cupboards, inset sink, tiled surround and Worcester boiler.



FIRST FLOOR LANDING

having radiator, double glazed window to front, airing cupboard and access via a loft ladder to a partly boarded loft with light. Doors lead off to:

BEDROOM ONE

4.22m max (2.93m min) x 3.72m (13' 10" max 9'7" min x 12' 2") having a useful double doored built-in wardrobe, double glazed window to rear, radiator and access to:

EN SUITE SHOWER ROOM

2.33m x 1.08m (7' 8" x 3' 7") having double glazed window to rear, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower enclosure with shower appliance over.

BEDROOM TWO

3.13m x 2.38m (10' 3" x 7' 10") having double glazed window to rear, radiator and double doored built-in wardrobes.

BEDROOM THREE

3.45m x 2.31m (11' 4" x 7' 7") having built-in wardrobe, double glazed window to front and radiator.

BEDROOM FOUR

2.91m x 2.36m (9' 7" x 7' 9") having double glazed window to front, radiator and built-in wardrobe.



BATHROOM

2.03m x 1.67m (6' 8" x 5' 6") with skylight window to rear, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and Velux skylight window to rear.

OUTSIDE

To the left hand side of the property is a tarmac driveway providing parking for numerous vehicles, and a side gate leads to the rear garden. To the rear is a paved and gravelled patio area with lawn set beyond, raised borders and mature trees and shrubs.

DETACHED DOUBLE GARAGE

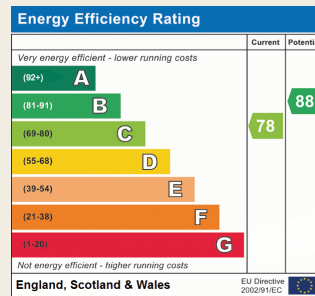
5.25m x 5.01m (17' 3" x 16' 5") approached via electrically operated twin entrance doors and having light and power supply and useful pedestrian door giving access to the rear garden.

COUNCIL TAX

Band E.

FURTHER INFORMATION

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



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.

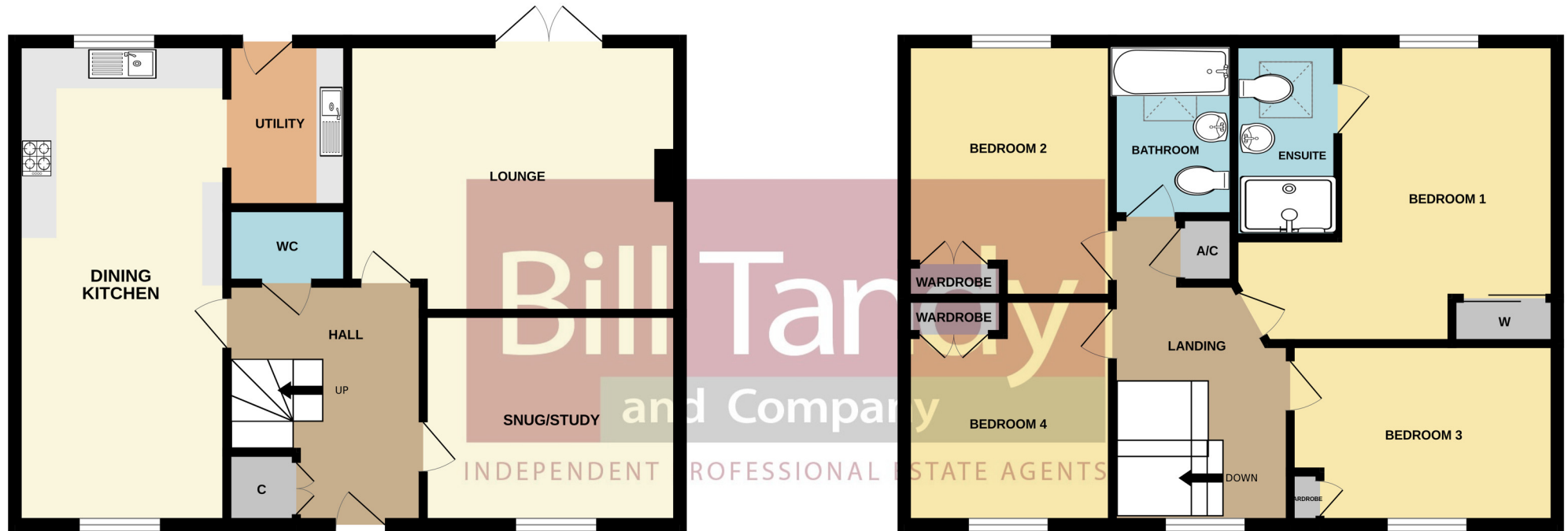
VIEWING

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



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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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