



**DRAFT**

1 Fecknam Way, Lichfield, Staffordshire, WS13 6BY

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**1 Fecknam Way, Lichfield,  
Staffordshire, WS13 6BY**

**£530,000**

Having undergone an extensive programme of extension and refurbishment this very generous four double bedroom detached family home offers an outstanding accommodation layout in this most desirable location. Perfect for accessing Lichfield's facilities and within walking distance of not only the city centre but also railway stations, the property is an ideal base for the family and commuter. Stylishly presented throughout, the property has four double bedrooms ranged across ground and first floors, with an impressive open plan 'L' shaped family lounge/dining/kitchen area topped off with bi-fold doors opening to the south facing rear garden. The beautiful presentation and stylish design flows throughout the property which has a lovely light and airy feel, set off by its attractive wooden flooring on the ground floor. To fully appreciate the extent and quality of the accommodation available, an early viewing would be strongly encouraged.



### **CANOPY PORCH**

with downlighter and composite PVC entrance door with obscure glazed insert and side screen opening to:

### **'L' SHAPED RECEPTION HALL**

having wood strip flooring and radiator.

### **OPEN PLAN FAMILY SITTING DINING KITCHEN AREA**

Sitting Room Area 6.00m x 3.44m (19' 8" x 11' 3") having attractive central fireplace with inset electric log effect fire, recessed media point for T.V., obscure UPVC double glazed window, attractive wood strip flooring, radiator, stairs leading off, low energy downlighters and open through to: Dining Area 4.00m x 2.50m (13' 1" x 8' 2") approx. having a continuation of the wood strip flooring, radiator, downlighters and open through to: Quality fitted Kitchen Area 4.11m x 4.00m (13' 6" x 13' 1") having white Minerva work tops with one and a half bowl stainless steel sink unit with mono bloc mixer tap, attractive two-tone gloss doored storage cupboards and drawers, central similarly Minvera topped island unit with inset Zanussi induction hob with breakfast bar overhang and useful pan drawer storage, co-ordinated tiled splashbacks, a continuation of the wood strip flooring, low energy downlighters, display shelving, integrated fridge, freezer and dishwasher with matching fascias, built-in Zanussi electric double oven and grill with built-in microwave oven, contemporary radiator and five doored bi-fold doors opening to the rear garden with electric sun blinds.



### **UTILITY ROOM**

having further matching units with inset one and a half bowl Smeg stainless steel sink unit with mixer tap, gloss doored base and wall mounted storage cupboards, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, display shelving, radiator, UPVC double glazed door to outside and low energy downlighters.

### **BEDROOM THREE**

4.54m x 3.26m (14' 11" x 10' 8") having dual aspect UPVC double glazed windows and radiator.

### **BEDROOM FOUR**

3.43m x 3.25m (11' 3" x 10' 8") having dual aspect UPVC double glazed windows and radiator.

### **SHOWER ROOM**

stylishly fitted with a large corner shower cubicle with Bristan electric shower fitment, vanity unit with inset wash hand basin with waterfall mixer tap, W.C., LED mirror, obscure UPVC double glazed window, heated towel rail/radiator, low energy downlighters, extractor fan and wall mounted vanity cabinet.



### FIRST FLOOR LANDING

having Velux skylight and built-in linen store cupboard.

### BEDROOM ONE

4.44m x 3.74m (14' 7" x 12' 3") having UPVC double glazed window to rear and radiator.

### BEDROOM TWO

4.56m x 3.74m (15' 0" x 12' 3") having UPVC double glazed window to front and radiator.

### FAMILY BATHROOM

having suite comprising free-standing bath with free-standing Mode mixer tap with shower and display recess, large corner shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with inset wash hand basin and waterfall mixer tap with mirrored vanity cabinet and close coupled W.C., heated towel rail/radiator, mirrored cabinet housing an electric shaver point, extractor fan, low energy downlighters and an obscure UPVC double glazed window to side.



### OUTSIDE

The property is set back off the road with a dual tone grey and white gravel driveway providing extensive parking with a shrubbery border and side gated access leading to the rear. To the rear is an attractive landscaped and private southerly facing rear garden with generous porcelain tiled patio flowing out from the bi-fold doors with raised sleeper edged borders, fenced perimeters, useful shed and mature shrubbery.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. T.V. 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.



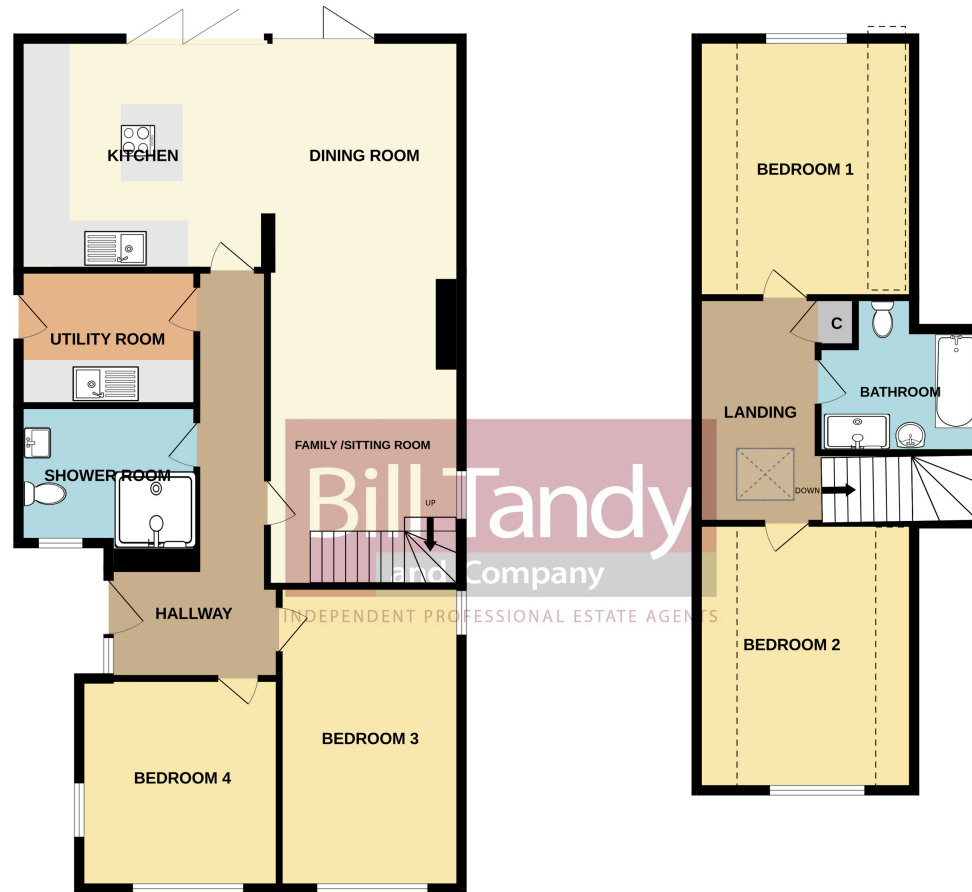
### VIEWING

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](mailto: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



1 FECKNAM WAY, LICHFIELD WS13 6BY

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

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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