



59 Burton Old Road, Streethay, Lichfield, Staffordshire,
WS13 8LJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Bill Tandy and Company are delighted in offering for sale this modern detached family home superbly located along Burton Old Road in Streethay. This very desirable no through road is superbly situated within a short walk of Trent Valley station with trains to London Euston. Further amenities can be found a short distance away in Lichfield cathedral city centre. The property itself, which needs to be viewed to be fully appreciated, offers an open lawned aspect to the front and the accommodation comprises entrance porch, reception hall, guests cloakroom, lounge with doors to rear conservatory, dining family room, kitchen, study/snug, four first floor bedrooms one having an en suite shower room, and main bathroom. Externally there is parking to the front leading to the single garage, side gate and gardens to both front and rear.



ENTRANCE PORCH

approached via a double glazed entrance door and having double glazed windows to front and side, tiled flooring and internal door opening to:

RECEPTION HALL

having upright column radiator, laminate floor, stairs to first floor with useful under stairs storage cupboard and doors open to:

GUESTS CLOAKROOM

having window to front, modern suite comprising wall mounted wash hand basin and low flush W.C. with tiled splashback surround.

LOUNGE

4.74m x 3.49m (15' 7" x 11' 5") having upright column radiator, laminate flooring and sliding double glazed doors open to:

UPVC DOUBLE GLAZED CONSERVATORY

3.53m x 2.58m (11' 7" x 8' 6") having French doors to side and laminate floor.

HOME OFFICE/SNUG

3.52m x 2.90m (11' 7" x 9' 6") this highly versatile front reception room has a double glazed window to front and radiator.

KITCHEN

3.62m x 2.73m (11' 11" x 8' 11") having double glazed window to rear, upright column radiator, slate tiled floor, creak Shaker style base cupboards and drawers with wooden preparation work tops above, tiled surround, wall mounted cupboards with under-unit lighting, inset stainless steel one and a half bowl sink, spaces for washing machine and cooker, and integrated fridge, freezer and dishwasher.



DINING FAMILY ROOM

3.65m x 2.24m (12' 0" x 7' 4") having patio doors to the rear garden, laminate flooring and small door to garage.

FIRST FLOOR LANDING

having obscure double glazed window to side, loft access, airing cupboard and doors open to:

BEDROOM ONE

4.25m max (3.49m min) x 2.90m (13' 11" max 11'5" min x 9' 6") having double glazed window to rear, radiator and recessed space ideal for wardrobe if required.

EN SUITE SHOWER ROOM

1.55m x 1.37m (5' 1" x 4' 6") having an obscure double glazed window to side, chrome heated towel rail and modern white suite comprising low flush W.C. with tiled surround, glass wash hand basin with mixer tap and shower cubicle with multi-jet shower appliance and separate shower attachment.

BEDROOM TWO

3.49m x 2.80m (11' 5" x 9' 2") having double glazed window to front, radiator and laminate flooring.



BEDROOM THREE

3.65m into wardrobe x 2.05m (12' 0" into wardrobe x 6' 9") having laminate flooring, radiator, double glazed window to rear and wardrobe with sliding doors.

BEDROOM FOUR

2.80m x 1.84m (9' 2" x 6' 0") having double glazed window to front, radiator and laminate flooring.

BATHROOM

1.92m x 1.55m (6' 4" x 5' 1") having a modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath, full ceiling height tiled splashback surround, wall mounted storage cupboards, tiled flooring and towel rail.

OUTSIDE

To the front of the property is a tarmac driveway providing parking and leading to the garage. There is a low maintenance fore garden with gravelled frontage with low level shrubs and trees and hedged front perimeter. To the rear of the property is a paved patio area with useful shed, shaped lawn set beyond and the garden is well stocked with mature shrubs and trees.



GARAGE

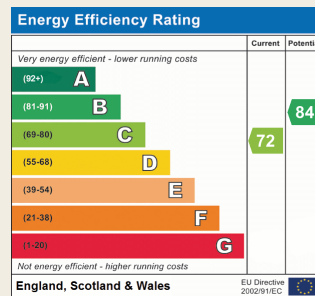
approached via an up and over entrance door and having courtesy door to dining family room and housing the boiler.

COUNCIL TAX

Band

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.

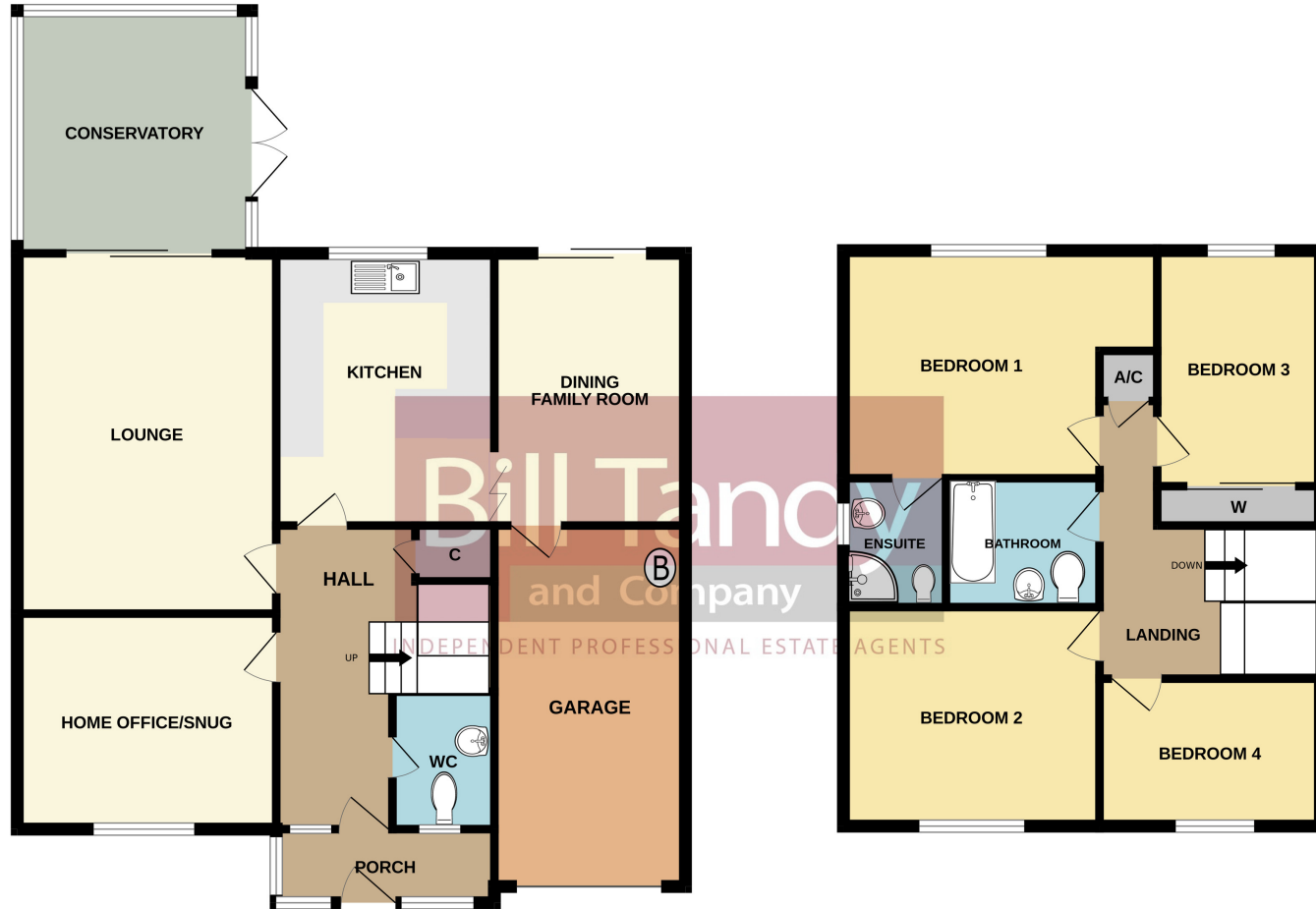
VIEWING

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

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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