



34 Lime Grove, Lichfield, Staffordshire, WS13 6ER

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**34 Lime Grove, Lichfield,
Staffordshire, WS13 6ER**

£325,000

Offers in Region of

Bill Tandy and Company, Lichfield, are delighted to offer for sale this well presented extended detached bungalow superbly located on the corner of Lime Grove and Ash Grove. Enjoying a commanding position the bungalow is located within a short distance from the cathedral city centre of Lichfield with further access to both railway stations at Lichfield Trent Valley and the City station. The bungalow itself, which we strongly recommend is viewed internally for it to be fully appreciated, is offered for sale with no upward chain. The accommodation briefly comprises deep lawned foregarden, long sweeping driveway providing parking for numerous vehicles, reception hall, office/store, extended lounge/dining room, modern kitchen, inner hall, two bedrooms and shower room. There is a rear garden and useful garage.



ENTRANCE HALL

approached via an obscure double glazed front entrance door and having door to lounge/dining room and archway to:

OFFICE

2.23m x 1.62m (7' 4" x 5' 4") this versatile office space has double glazed window to front, and could also be used for storage.

LOUNGE/DINING ROOM

7.42m max x 3.64m max (24' 4" max x 11' 11" max) this extended room has double glazed window to front, two radiators, air conditioning unit, light tunnel and a feature and focal point fireplace with tiled hearth, inset gas fire with tiled surround and tiled mantel above.

FITTED KITCHEN

3.58m x 2.16m (11' 9" x 7' 1") having double glazed window to side, double glazed door to side parking area, a range of units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted storage cupboards, spaces for fridge, cooker and washing machine, inset one and a half bowl stainless steel sink unit, tiled splashback surround and integrated dishwasher.

INNER HALLWAY

having useful loft access, boiler cupboard housing the Baxi boiler, and doors open to:

BEDROOM ONE

3.87m x 2.77m (12' 8" x 9' 1") having double glazed window and French doors to rear garden, heated towel rail and air conditioning unit.

BEDROOM TWO

2.96m x 2.93m (9' 9" x 9' 7") having double glazed window to rear, radiator and door to garage, if required.



MODERN SHOWER ROOM

having an obscure double glazed window to side, chrome heated towel rail, aqua boarding to full ceiling height, modern white suite comprising pedestal wash hand basin, low flush W.C. and a double shower cubicle with sliding doors and Mira shower appliance over.

OUTSIDE

The property enjoys a superb plot sitting on a corner position located on the corner of Lime Grove and Ash Grove. One of the distinct features of the property is its superb parking for several cars leading from the front with additional side access to gates providing parking beyond for additional parking space and leads to the garage to the rear. To the front is a deep foregarden with mainly shaped lawned frontage set alongside the driveway, and dwarf wall boundary perimeter to the front. To the rear is a paved patio area with well stocked mature shrubs and hedging, storage shed and shaped lawn.

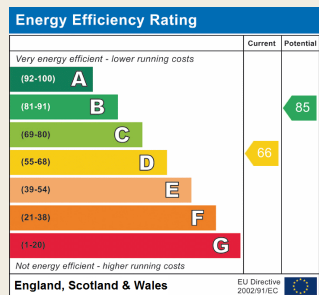
GARAGE

4.69m x 2.74m (15' 5" x 9' 0") approached via an up and over entrance door, and having inner courtesy door, rear door to garden and light and power supply.



COUNCIL TAX

Band D.



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.



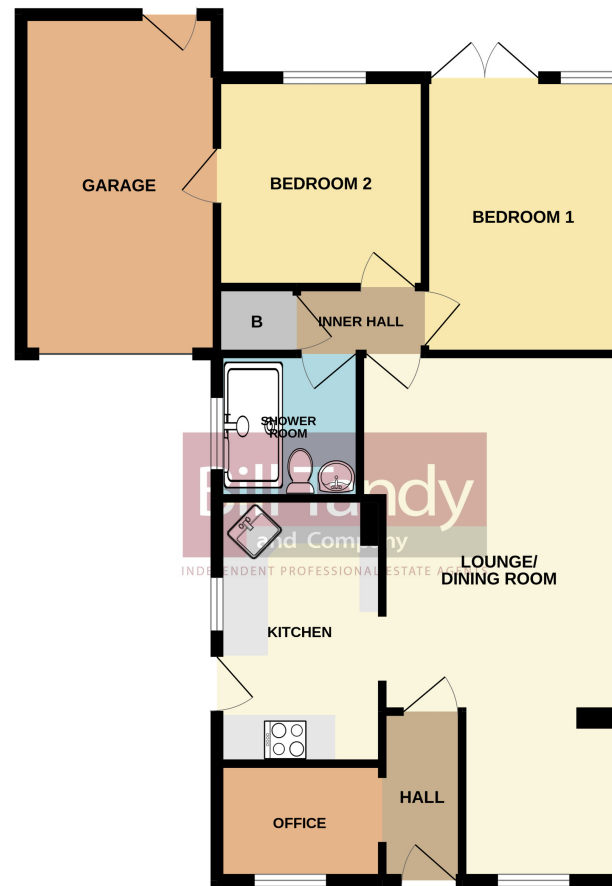
VIEWING

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



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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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