

DRAFT

8 Sturgeons Hill, Lichfield, Staffordshire, WS14 9AW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£385,000

Bill Tandy and Company, Lichfield, are proud to present this rare opportunity to acquire this recently improved and modernised semi-detached home in the city's most desirable locations. Perfectly positioned within a sought-after school catchment and just a short walk from Lichfield's vibrant city centre, this beautifully maintained and thoughtfully improved home offers spacious modern living throughout. The ground floor boasts a reception hall, useful and recently added ground floor w.c. rear facing open plan lounge with a stunning improved breakfast kitchen, versatile front study or optional fourth bedroom. To the first floor offers three generously sized bedrooms and a well-appointed family bathroom. Parking is conveniently located to the front with additional garage and side gated access. Internal viewing is highly recommended to fully appreciate the quality, space, and lifestyle this remarkable home has to offer.



ENTRANCE HALL

approached via a UPVC double glazed entrance door and having radiator and stairs to first floor.

INNER HALLWAY

having under stairs storage cupboard and door to:

RE-FITTED GUESTS W.C.

having pedestal wash hand basin, low level W.C. and laminate floor.

OIPEN PLAN LOUNGE/BREAKFAST KITCHEN

6.50m x 3.62m (21' 4" x 11' 11") this stunning open plan room has double glazed window to rear, bi-fold doors opening to the rear decked area, LVT tile style flooring, feature media wall with space for a wall mounted T.V. and recess for a fire, spotlighting and upright designer radiator. The kitchen area has a range of modern Shaker style units comprising base cupboards and drawers with quartz preparation work tops above, matching upstand splashback, wall mounted cupboards with under-cupboard lighting, inset sink and drainer with swan neck mixer tap, inset oven with Hotpoint four ring electric hob with extractor fan above, integrated fridge, freezer, dishwasher and washing machine, breakfast bar area with seating and base storage cupboards.

GROUND FLOOR BEDROOM FOUR/OFFICE

3.41m x 2.15m (11' 2" x 7' 1") having double glazed window to front and radiator.

FIRST FLOOR LANDING

having loft access hatch, store cupboard housing the Worcester boiler and doors lead off to:

BEDROOM ONE

3.97m x 3.12m (13' 0" x 10' 3") having double glazed window to front and radiator.



BEDROOM TWO

3.95m x 2.34m (13' 0" x 7' 8") having double glazed window to front, radiator and useful over-stairs storage cupboard.

BEDROOM THREE

2.81m x 2.38m (9' 3" x 7' 10") having having double glazed window to rear and radiator.

BATHROOM

2.13m x 1.80m (7' 0" x 5' 11") having obscure double glazed window to side, chrome heated towel rail, tiled flooring and modern white suite comprising vanity unit with inset wash hand basin, low flush W.C., and bath with twin-headed shower appliance over.

OUTSIDE

To the front of the property is a shared approach leading the private tarmac driveway providing parking and leading to the front entrance door and garage. A side gate gives access to the rear. To the rear of the property is a generously sized decked patio space ideal for entertaining with shaped lawn set beyond and mature trees.



GARAGE

4.84m x 2.37m (15' 11" x 7' 9") approached via an up and over entrance door and having light and power.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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.



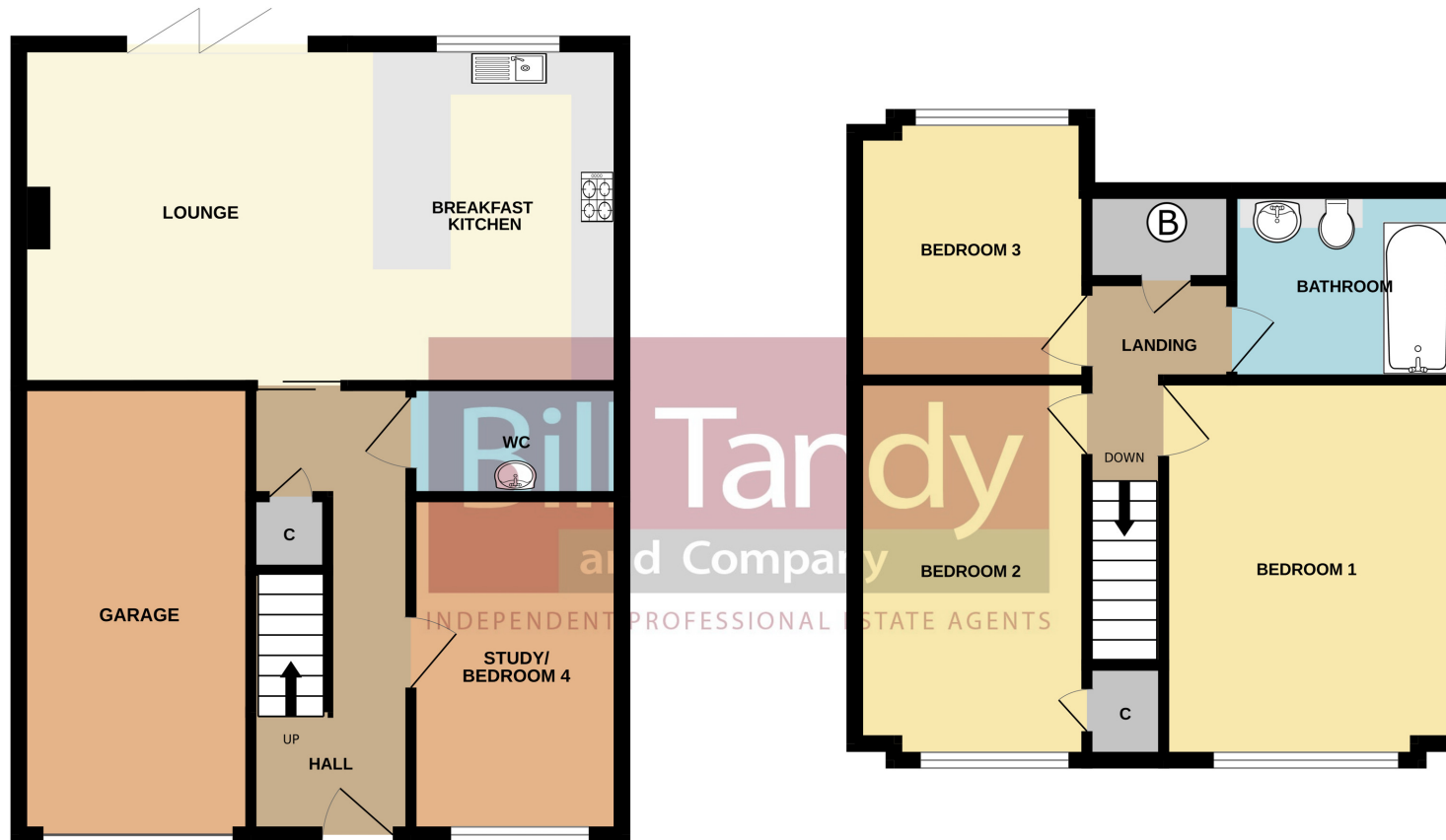
VIEWING

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



8 STURGEONS HILL, LICHFIELD, WS14 9AW

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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