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Boundaries, 28a Norwich Close, Lichfield, Staffordshire
WS13 7SJ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Boundaries, 28a Norwich Close, Lichfield, Staffordshire, WS13 7SJ

£375,000

Bill Tandy and Company are delighted in offering for sale 'Boundaries' developed by local Eden Wood Limited, who with their Principal Builder have a wealth of experience and are more familiarly to be found building large and luxurious detached family homes across some of the most prestigious districts of Lichfield and surrounding areas. Finished to the highest of standards including a designer Charles Rennie Mackintosh natural oak kitchen with in frame design doors and a range of built-in appliances. Both the family bathroom and en suite shower room are fitted with top quality Villeroy & Boch sanitaryware with porcelain wall tiling and electric underfloor heating. The property benefits from an energy efficient gas central heating system, with the added green benefit of photovoltaic roof panels which will allow the owner to gain income under the Government "Feed In" tariff. The property is arranged on two floors comprising hall, W.C., lounge, open plan dining kitchen to rear, three bedrooms, en-suite shower room and bathroom. Set to front is a driveway leading to the garage, and generous size rear garden. Early viewings are highly recommended.



RECEPTION HALL

entered via a black gloss composite front door with security locks and having a handmade staircase and oak veneered internal doors opening to all principal rooms.

FITTED GUESTS CLOAKROOM

with W.C. suite and wash hand basin, tiled flooring and double glazed window to front.

LOUNGE (FRONT)

4.20m x 3.40m (13' 9" x 11' 2") with double glazed window to front and radiator.

OPEN PLAN DINING KITCHEN

5.50m x 3.30m (18' 1" x 10' 10") having a luxury designer kitchen by Charles Rennie Mackintosh which will comprise extensive work surfaces with a natural oak in frame design (not to be confused with mock oak) meaning the doors will sit within the frames of the units themselves. There is a full range of built-in appliances including electric oven, ceramic electric hob, curved glass extractor hood, 'fridge, freezer and dishwasher, together with space for a washing machine with a matching integrated door. There are two sets of double glazed French doors opening from the dining room and kitchen out to the rear garden and ample space for a dining table, tiled floor and spot lighting.

FIRST FLOOR LANDING

approached by the oak staircase and having built-in cupboard, loft access and doors open to.

BEDROOM 1

7' 2" x 10' 11" (2.18m x 3.32m) with double glazed window to rear, radiator and fitted wardrobes with sliding doors. Door opens to:



LUXURY EN SUITE SHOWER ROOM

with Villeroy & Boch sanitaryware and electric underfloor heating mat with porcelain floor tiling from the 'Five Senses' range, large shower cubicle, W.C. suite and wash hand basin, chrome heated towel rail and double glazed window to side.

BEDROOM TWO (FRONT)

9' 6" x 7' 1" (2.90m x 2.17m) with double glazed window to front and radiator.

BEDROOM THREE (REAR)

10' 10" x 6' 11" (3.30m x 2.10m) with double glazed window to rear and radiator.

PRINCIPAL BATHROOM

With Villeroy & Boch sanitaryware and porcelain wall and floor tiling from the 'Scope' Range with electric underfloor heating mat and having panelled bath, close coupled W.C. with soft closing toilet seat, wall hung wash hand basin, chrome heated towel rail and double glazed window to front, electric heated towel rail.



OUTSIDE

The property is set back off the road with driveway parking for a couple of cars with landscaped foregarden. To the rear of the property is a landscaped garden with patio area, shaped lawn, borders and fenced perimeters. Further useful rear courtesy door opens into the garage.

GARAGE

with a Horman 'M' ribbed electrically operated sectional door, personal access door to rear garden, light and power points.

COUNCIL TAX BAND D

FURTHER INFORMATION

Drainage – Mains drainage and Water supply. Electricity and gas connected. 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 will be Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

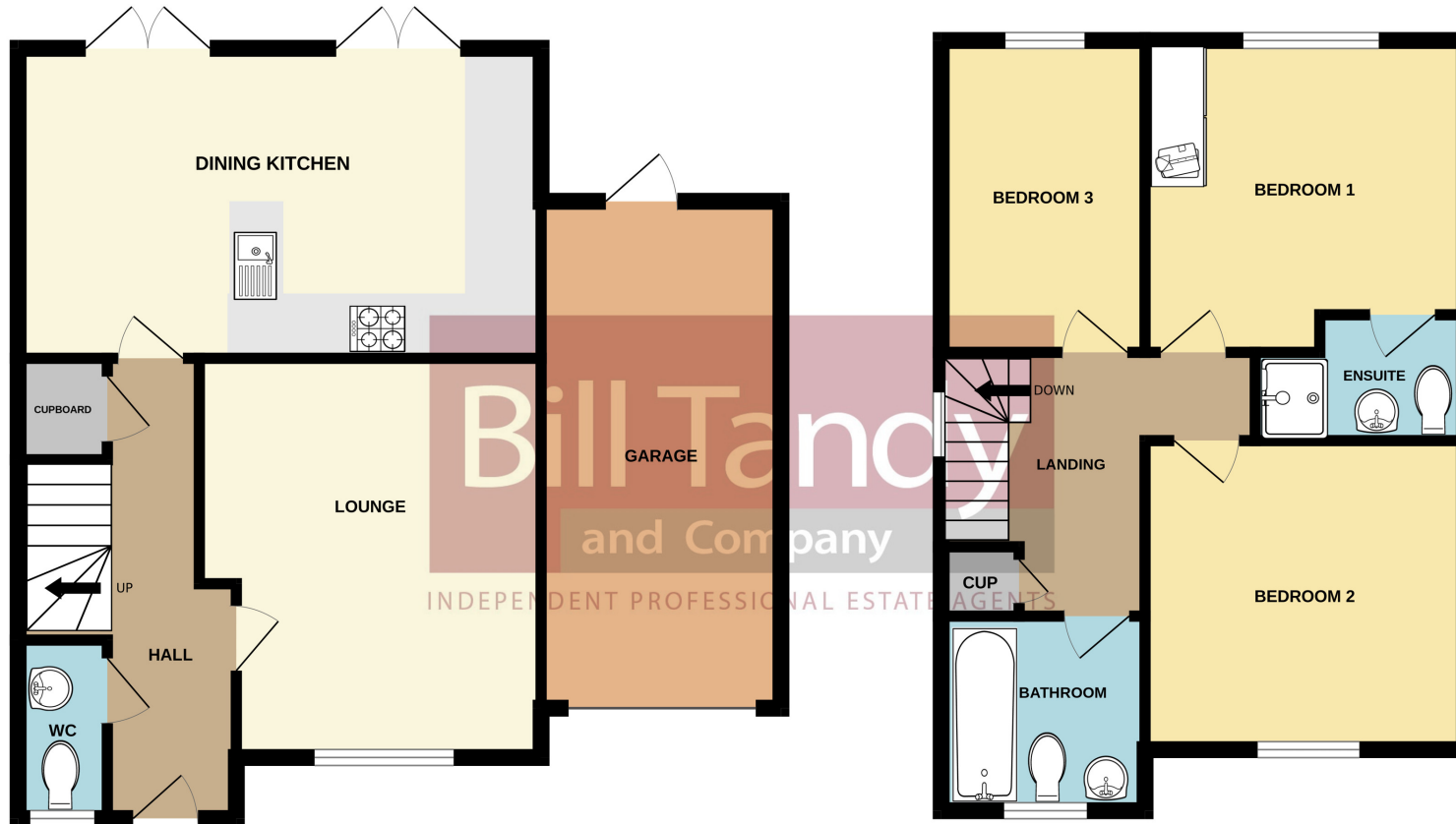
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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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