



38 Wolsey Road, Lichfield, Staffordshire, WS13 7QH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**38 Wolsey Road, Lichfield,
Staffordshire, WS13 7QH**

£300,000

Offers in the region of

**** WOW - STUNNING EXTENDED SEMI-DETACHED HOUSE WITH MODERN UPDATE INTERIOR **** Bill Tandy and Company Lichfield are delighted in offering for sale this superbly modernised and extended semi-detached house located in the highly sought after cul-de-sac position of Wolsey Road. Located off Grange Lane, the property is set on the North side of Lichfield with easy rear to nearby Friary Secondary School, Morrisons superstore and the ever popular Beacon Park. A short distance walk into Lichfield City Centre provides access to some of the best selection of restaurants and cafes, shops and train line access to both Birmingham and London.

The property has been substantially improved with a contemporary style and for this reason we strongly recommend the property is viewed to be fully appreciated.



ACCOMMODATION

This extended property is arranged on two floors to comprise, contemporary front entrance door open to an entrance hall, lounge with superb glass staircase providing access to the first floor. Set to the rear the owners have substantially improved the rear with a large extension with Bi-folding doors to garden, the breakfast kitchen area has been refitted with contemporary units enjoying Karndean flooring with underfloor heating. Additional to the ground floor is a shower room which could be also used as an ideal laundry with space for washing machine and under floor heating. This leads to the ground floor bedroom 3/study.

To the first floor, the landing area provides access to two bedrooms and a modern updated shower room.

The property externally has been update with a modern style with grey windows and striking rendering, rear appointed low maintenance landscaped garden to rear and parking to front.

THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

GROUND FLOOR ENTRANCE HALL

LOUNGE

3.52m x 4.44m (11' 7" x 14' 7")

OPEN PLAN DINING FAMILY KITCHEN

KITCHEN AREA

3.54m x 2.14m (11' 7" x 7' 0")

EXTENDED DINING FAMILY AREA

5.58m x 3.67m (18' 4" x 12' 0")

GROUND FLOOR BEDROOM 3/STUDY

2.16m x 3.5m (7' 1" x 11' 6")



GROUND FLOOR SHOWER ROOM/LAUNDRY

2.07m x 3.22m (6' 9" x 10' 7")

FIRST FLOOR LANDING

BEDROOM 1

3.54m x 2.32m (11' 7" x 7' 7")

BEDROOM 2

3.56m x 2.91m MAX (11' 8" x 9' 7")

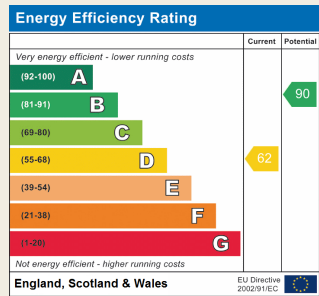
FIRST FLOOR SHOWER ROOM

OUTSIDE

To the front of the property is a front driveway complimented with a part tarmac and block paved front driveway.

Set to the rear is a superbly landscaped and low maintenance garden with a paved patio area, gravelled area beyond with raised borders with sleepers and external lighting.

COUNCIL TAX BAND B



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.

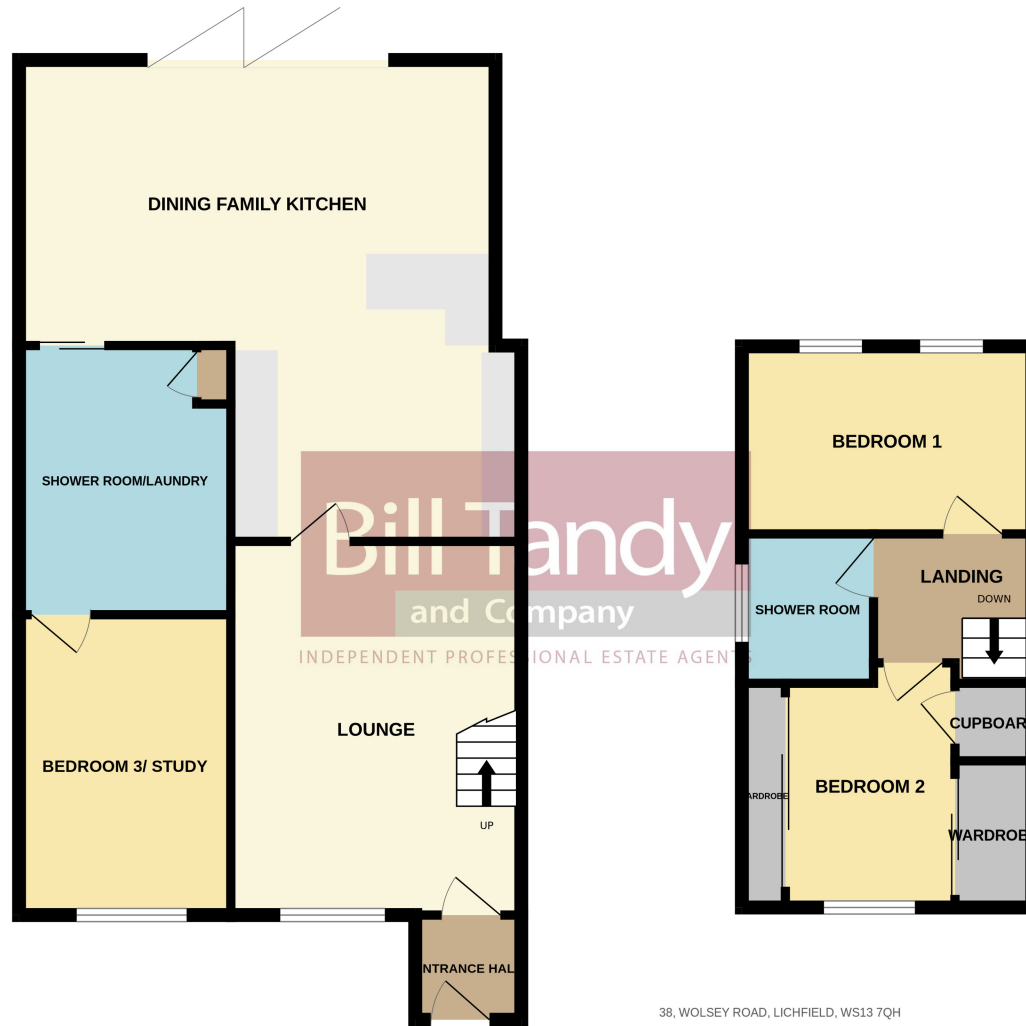
VIEWING

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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