# 12 Manor Rise, Lichfield, Staffordshire, WS14 9SL

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 12 Manor Rise, Lichfield, Staffordshire, WS14 9SL

# £475,000

Enjoying a wonderful setting in the highly desirable district of Boley Park, this very attractive bungalow will certainly prove popular on the market. So difficult to purchase bungalows in Lichfield, this prime example is likely to be very sought after, and an early viewing would be strongly recommended. The superb accommodation layout has a very spacious lounge, attractive conservatory, three good bedrooms, one being en suite, and a family bathroom. Additionally the kitchen also benefits from a separate utility room. The gardens are beautifully maintained and offer a good degree of privacy. To fully appreciate the accommodation on offer an early viewing would be strongly encouraged.

## ENCLOSED PORCH
being UPVC double glazed with leaded side screens and inner leaded obscure glazed door opening to:

## RECEPTION HALL
having wood laminate flooring, radiator with ornamental screen, coving and useful store cupboard housing the Glow-worm condensing gas central heating boiler with timer.

## LOUNGE
6.47m x 3.62m (21' 3" x 11' 11") having a central feature marble fire surround with stainless steel insert housing a gas living flame coal effect fire and raised marble hearth, leaded UPVC double glazed walk-in bow window to front, two radiators and glazed double French doors open to the rear conservatory.

## KITCHEN
4.72m x 2.40m (15' 6" x 7' 10") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, space for range type cooker with stainless steel splashback and extractor canopy, space for fridge/freezer, one and a half bowl sink unit with mixer tap, wall mounted storage cupboards including glazed display cabinets, space for breakfast table, radiator and double glazed double doors opening to:

## CONSERVATORY
7.24m x 1.51m (23' 9" x 4' 11") being UPVC double glazed on a brick base with double doors out to the rear garden and door to:

## UTILITY ROOM
2.70m x 1.49m (8' 10" x 4' 11") having work surface space with base storage cupboards and drawers, plumbing for washing machine, space for tumble dryer, single drainer sink unit with mixer tap, tiled splashbacks, UPVC double glazed window to rear, double radiator and door to garage.

## BEDROOM ONE
3.72m x 3.00m (3.82m max) (12' 2" x 9' 10" - 12'6" max) having coving, double radiator, UPVC double glazed window to rear and door to:

## EN SUITE SHOWER ROOM
being fully tiled and having a walk-in shower cubicle with thermostatic shower fitment, wash hand basin, W.C. with concealed cistern, heated towel rail/radiator, downlighters, extractor fan, loft access hatch and an obscure UPVC double glazed window to side.

## BEDROOM TWO
3.76m x 2.93m (12' 4" x 9' 7") having three doored fitted wardrobe, leaded UPVC double glazed window to front, radiator and coving.

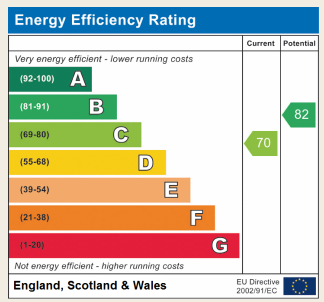
## BEDROOM THREE
3.18m x 2.00m (10' 5" x 6' 7") having radiator, leaded UPVC double glazed window to front and coving.

## BATHROOM
having a white suite comprising panelled bath with mixer tap and shower attachment and additional thermostatic shower fitment and concertina shower screen, vanity unit with inset wash hand basin and W.C. with useful cupboard space and shelving, vanity work top, chrome heated towel rail/radiator, co-ordinated ceramic wall tiling, downlighters, extractor fan, leaded obscure UPVC double glazed window to side and tiled flooring.

## GARAGE
6.06m x 2.74m (19' 11" x 9' 0") having up and over entrance door and door to utility room.

## OUTSIDE
The property occupies a corner position with a block paved driveway providing parking for several cars and a neat foregarden with side gated access leading to the rear. To the rear of the property is a charming, private and landscaped garden with patio seating area and steps down to a lawn with well stocked flower and herbaceous borders, further patio seating area, walled and fenced perimeters, mature trees and shrubs and useful cold water tap.

## COUNCIL TAX
Band E.



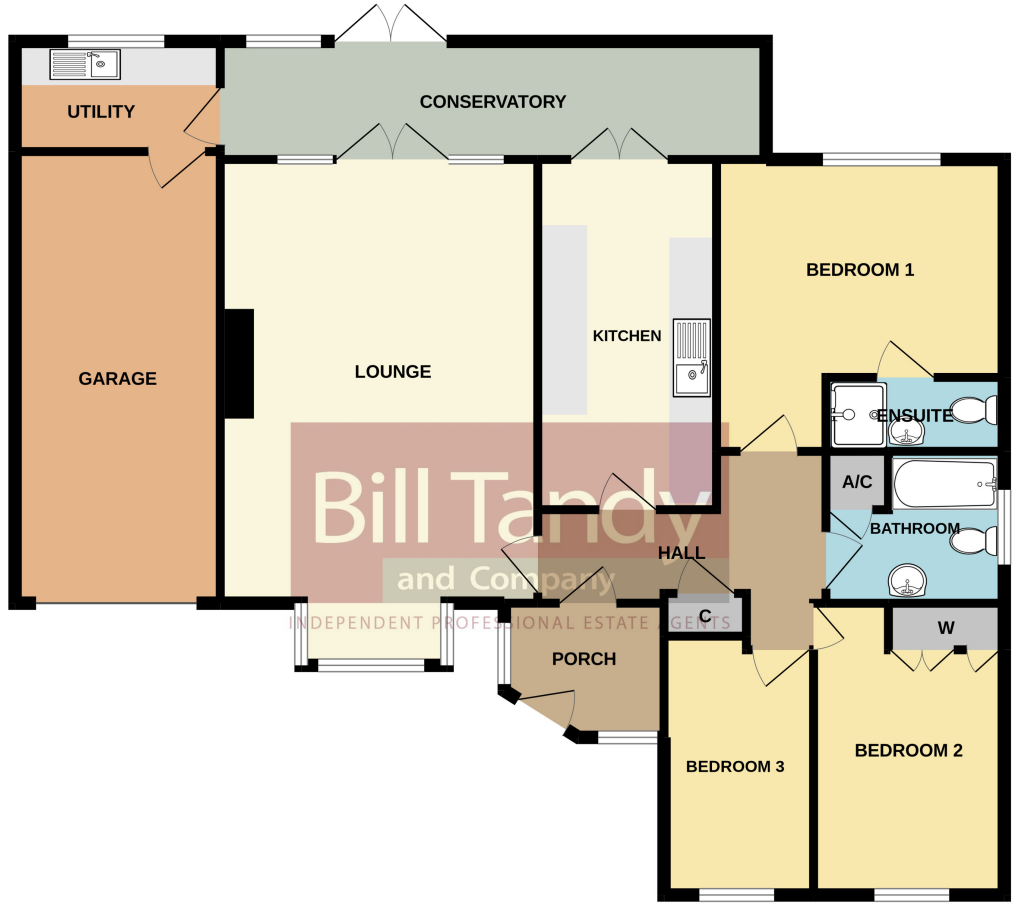

## TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR

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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES

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