

Bill Tandy

and Company

67 Manor Rise, Lichfield, Staffordshire, WS14 9RF

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



**67 Manor Rise, Lichfield,  
Staffordshire, WS14 9RF**

**£699,950**

## Offers in region of

Bill Tandy and Company are delighted in offering for sale this superbly updated and contemporary detached family home in one of Lichfield's most highly regarded areas on the southern side of the cathedral city on Boley Park. Located at the end of this desirable cul de sac the property has undergone substantial improvement and renovation by the current owners and for this reason we strongly urge internal viewings for the property to be fully appreciated. The accommodation comprises reception hall, guests cloakroom, through lounge/dining room, re-fitted breakfast kitchen and utility. To the first floor are four bedrooms one having a newly updated en suite shower room, and further family bathroom. There is a generous tarmac drive to the front providing parking for several cars leading to the double garage which has been partially divided to provide a single garage and storage area, and there are gardens to the rear. The property is conveniently located off Pentire Road, a short distance away from Lichfield's facilities, and is in the school catchment for King Edward VI and St Michaels schools, and is available with a new wood chip boiler.



### **CANOPY PORCH**

with tiled entrance area and composite front entrance door which opens to:

### **RECEPTION HALL**

having stairs to first floor with attractive stair runner, tiled floor, designer radiator and doors open to:

### **RE-FITTED GUESTS CLOAKROOM**

having tiled floor flowing through from the hall, designer radiator, suite comprising wall mounted wash hand basin with mixer tap and low flush W.C. and tiled splashback surround.

### **OPEN PLAN LOUNGE/DINING ROOM**

8.48m into bay x 3.44m (27' 10" into bay x 11' 3") extending from front to rear this absolutely stunning main reception room has a walk-in double glazed square bay window to front, designer radiators, ceiling spotlighting, LVT flooring and double glazed French doors open to the rear garden.

### **RE-FITTED BREAKFAST KITCHEN**

6.92m x 2.99m (22' 8" x 9' 10") this superbly improved, re-fitted and contemporary kitchen, which opens into the lounge/dining room, has LVT flooring, double glazed windows and French doors overlooking and accessing the rear garden, designer radiator, ceiling spotlighting, breakfast bar area, base cupboards and drawers with quartz work tops above, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset one and a half bowl ceramic sink with swan neck mixer tap, additional hot water tap and further insinkerator, integrated dishwasher, Leisure Cookmaster range style multi oven cooker with seven ring gas hob and extractor fan above with spotlighting, American style fridge/freezer and access to:

### **UTILITY ROOM**

3.02m x 2.25m (9' 11" x 7' 5") having matching units to those in the kitchen comprising base cupboards with quartz work top above, inset sink unit, spaces ideal for washing machine and tumble dryer, space if required for fridge/freezer, LVT flooring and door provides access to the garage.



### **FIRST FLOOR LANDING**

having loft access, generously sized store cupboard and doors open to:

### **BEDROOM ONE**

5.36m max x 3.30m plus wardrobes (17' 7" max x 10' 10" plus wardrobes) having two double glazed windows to front, radiator, superb range of three sets of built-in wardrobes, over stairs cupboard/wardrobe and door opens to:

### **RE-FITTED EN SUITE SHOWER ROOM**

2.48m x 1.82m (8' 2" x 6' 0") having obscure double glazed window to front, designer radiator, feature hexagonal tiled floor, upgraded contemporary suite comprising wall mounted wash hand basin with vanity storage below, low flush W.C., walk-in shower enclosure with twin headed shower appliance over and tiled splashback surround.

### **BEDROOM TWO**

3.76m x 3.02m (12' 4" x 9' 11") having obscure double glazed window to rear and radiator.

### **BEDROOM THREE**

2.74m x 2.42m (9' 0" x 7' 11") having double glazed window to rear and radiator.



### BEDROOM FOUR

2.74m x 2.34m (9' 0" x 7' 8") could also be used as a study having double glazed window to rear and radiator.

### RE-FITTED FAMILY BATHROOM

2.46m x 1.93m (8' 1" x 6' 4") having obscure double glazed window to side, designer radiator, feature hexagonal tiled floor, superbly upgraded suite comprising wall mounted wash hand basin with vanity unit storage below, low flush W.C., tiled splashback surround and bath with shower head attachment and further twin headed shower over.

### OUTSIDE

The property is superbly located at the end of this desirable cul de sac. One of the distinct features of the property is its superbly new laid and generously sized tarmac driveway to the front leading to the garage and front entrance door. To the rear of the property is a generously sized paved patio area and a shaped lawn set beyond with fenced surround.

### SINGLE GARAGE

4.98m x 2.50m (16' 4" x 8' 2") this garage has been partially divided to provide a storage area, and this single garage approached via an electrically operated roller shutter door.



### STORE

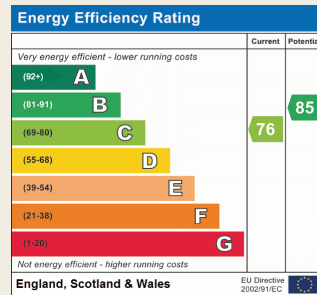
2.43m x 2.40m (8' 0" x 7' 10") Set to the right hand side of the garage is this useful storage area approached via an electrically operated roller shutter door and having door to utility.

### COUNCIL TAX

Band E.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and 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 is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

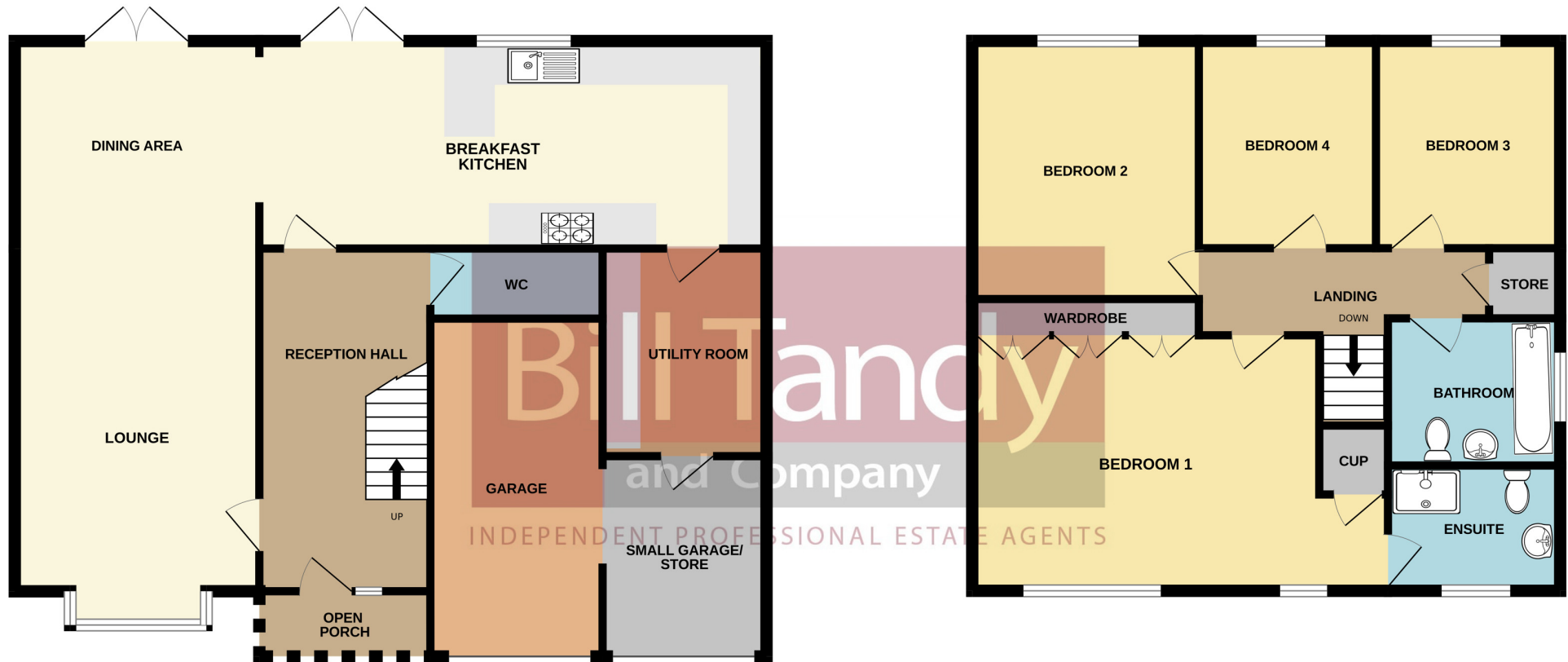
### VIEWING

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](mailto: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



67 MANOR RISE, LICHFIELD, WS14 9RF

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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