

Bill Tandy
and Company

DRAFT

10 Cathedral Rise, Lichfield, Staffordshire, WS13 7LP

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£650,000

Situated just off Gaia Lane which runs adjacent to the cathedral, it is unsurprising that this delightful home enjoys lovely views across to the cathedral spires, particularly so from the rear garden. With a strategically located patio one can sit and enjoy summer sunshine whilst gazing upon the Ladies of the Vale. Close to the heart of the cathedral city the property is perfect for accessing Lichfield city centre amenities and the excellent road and rail network which serves the city. The very generous accommodation layout has interesting potential to create a fourth bedroom, subject of course to the usual planning permissions and building regulations requirements. Nonetheless the property is well laid out with a very large family living room which leads onto a perfectly located conservatory again ideal for enjoying the spectacular view. Rarely available, properties on Cathedral Rise always prove popular and we would strongly recommend an early viewing to avoid disappointment.



ENCLOSED ENTRANCE PORCH

approached via an obscure glazed entrance door with side screen and having inner glazed door and side screen opening to:

'L' SHAPED RECEPTION HALL

having double radiator, open tread staircase with spindle balustrade rising to the first floor, recessed fitted bookshelving and door to:

FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern, wash hand basin with tiled splashback, coats store cupboard with bi-fold door, and obscure double glazed window to front.

FAMILY LIVING ROOM

6.50m x 4.90m max (4.28m min) (21' 4" x 16' 1" max 14'1" min) a very generously proportioned room having coving, natural wood decorative fireplace, UPVC double glazed window to rear, two radiators and glazed double doors with side screen opening to:

CONSERVATORY

4.00m x 3.42m (13' 1" x 11' 3") being UPVC double glazed on a brick base having radiator, ceiling fan/light and double doors to rear garden.

DINING ROOM

3.97m x 2.43m (13' 0" x 8' 0") having a wide archway from the living room and having double glazed window to rear, double radiator, coving and door to:

QUALITY FITTED BREAKFAST KITCHEN

well equipped with stylish Corian work tops with base storage cupboards and drawers, moulded single drainer sink with swan neck flexible mixer tap, built-in electric double oven and grill with integrated convection microwave, four ring De Dietrich induction hob with extractor hood over, further wall mounted storage cupboards, ceramic wall tiled splashback, breakfast bar, integrated dishwasher with matching fascia, UPVC double glazed window to rear, door to outside, radiator, floor tiling and further door to:



UTILITY ROOM

having further work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, circular stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for large American style fridge/freezer and ceramic floor and wall tiling.

BEDROOM THREE

3.21m x 3.05m (10' 6" x 10' 0") having double built-in wardrobe, UPVC double glazed window to front, radiator and coving.

SHOWER ROOM

adjacent to the third bedroom and having tiled shower cubicle with thermostatic shower fitment, W.C., wash hand basin with useful storage cupboards, co-ordinated ceramic floor and wall tiling, obscure glazed window to side and radiator.

FIRST FLOOR LANDING

having linen store cupboard and doors leading off to:

BEDROOM ONE

4.90m x 3.05m (16' 1" x 10' 0") having UPVC double glazed window overlooking the rear garden, radiator, double built-in wardrobe, access to eaves storage cupboard and door to:

EN SUITE SHOWER ROOM

having quadrant shower cubicle with thermostatic shower fitment, vanity unit with inset wash hand basin and W.C. with useful cupboard and drawer space, ceramic wall tiling and tiled flooring, radiator and obscure glazed window to rear.



BEDROOM TWO

3.71m x 2.30m (3.30m max) (12' 2" x 7' 7" 10'10" max) having UPVC double glazed window to front, double built-in wardrobe and radiator.

WALK-IN WARDROBE

approached from the landing and having light point and door to:

EAVES STORAGE

3.80m x 2.37m approx (12' 6" x 7' 9" approx) with interesting potential to create a fourth bedroom (subject to building regulations and planning permission).

OUTSIDE

The property is set back off the road with a generous block paved driveway providing parking for several cars and a neat lawned foregarden with well tended herbaceous borders and shrubbery, external wall lighting and side gated entrance leading round to the rear garden. To the rear of the property is an established private garden with block paved patio seating area and neatly shaped pathway leading to a further patio perfect for enjoying views to the neighbouring cathedral spires and Bishops palace. The garden is set to lawn with walled and fenced perimeters, established trees and shrubs and mature herbaceous borders.



GARAGE

5.42m x 4.90m (17' 9" x 16' 1") having an electric up and over entrance door, light and power, UPVC double glazed window, work top with base storage cupboards and drawers, further window to side and wall mounted Worcester combination gas central heating boiler.

COUNCIL TAX

Band F.

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.



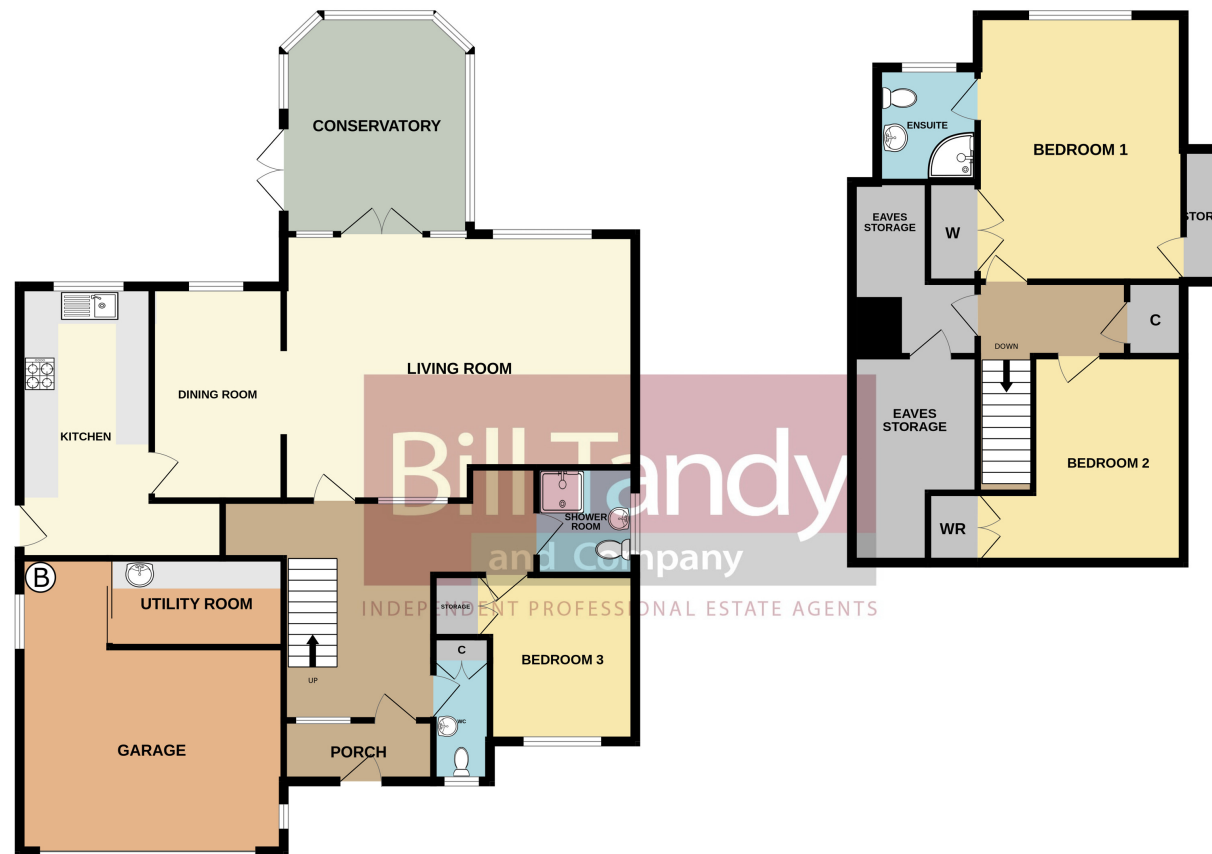
VIEWING

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

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



10 CATHEDRAL RISE, LICHFIELD WS13 7LP

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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