



88 Manor Rise, Lichfield, Staffordshire, WS14 9RF

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£675,000

Situated in the highly regarded Boley Park area of Lichfield and in a peaceful cul de sac setting, this much improved luxury detached family home truly offers an opportunity to acquire an immaculately presented house. Available with the benefit of no upward chain and the potential for a quick completion, this lovely house originally built by McAlpines Homes is perfectly positioned to take advantage of Lichfield's excellent facilities, together with being within easy walking distance of King Edward's and St Michael's schools. With UPVC double glazing, Karndean flooring and combination central heating the property offers a turn-key opportunity for a lucky family buyer. With its four bedroom and three reception room layout, the accommodation offers space and versatility, and would be ideal for many family buyers. To fully appreciate the extent and quality of the accommodation on offer, an early viewing would be strongly recommended.



SPACIOUS RECEPTION HALL

approached via an obscure double glazed UPVC composite entrance door and having feature Karndean vinyl strip flooring, double door built-in coat store cupboard, seating recess, double radiator, stairs leading off and coving.

FITTED GUESTS CLOAKROOM

having close coupled W.C., Villeroy and Boch pedestal wash hand basin with mono bloc mixer tap and feature tiled splashback, tiled flooring, radiator and a UPVC obscure double glazed window.

STUDY

3.20m x 2.68m (10' 6" x 8' 10") a useful and versatile space which would double as a snug or playroom having UPVC double glazed window to front, double radiator, coving and access to independent loft space.

FAMILY LOUNGE

5.00m x 3.80m (16' 5" x 12' 6") having a UPVC double glazed window to front, double radiator, central fireplace with natural wood surround and marble hearth and backing housing an inset living flame coal effect gas fire, coving, wall light points and door to:

DINING ROOM

3.78m x 2.73m (12' 5" x 8' 11") having a continuation of the Karndean flooring, double radiator, double glazed double French doors opening out to the rear garden, coving and door to:

FAMILY BREAKFAST KITCHEN

4.70m x 3.70m (15' 5" x 12' 2") having white granite work tops and upstands with base cupboards and drawers beneath, matching wall mounted cupboards, built-in Bosch double oven and grill with four ring gas hob and extractor hood, space and plumbing for dishwasher, integrated fridge and freezer with matching fascias, one and a half bowl sink unit with swan neck mixer tap, UPVC double glazed window overlooking the rear garden, double radiator, Karndean flooring, useful under stairs storage cupboard, further UPVC double glazed window to side and opening through to:



UTILITY ROOM

having a continuation of the white granite work tops, single drainer Rangemaster stainless steel sink with swan neck mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted Worcester condensing combination gas central heating boiler with integral timer, UPVC double glazed door and window to outside, radiator and Karndean flooring.

FIRST FLOOR LANDING

with spindle balustrade, loft access hatch, built-in store cupboard and doors leading off to further accommodation.

BEDROOM ONE

3.80m x 2.96m (12' 6" x 9' 9") having two double doored built-in wardrobes, UPVC double glazed window to front, radiator and door to:

LUXURY EN SUITE SHOWER ROOM

having a large tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with white granite surface with surface mounted contemporary enamel wash hand basin with free-standing mono bloc mixer tap, close coupled W.C, radiator, ceramic floor tiling, tiled splashbacks, extractor fan, LED backlit vanity mirror, and UPVC obscure double glazed window to front.

BEDROOM TWO

4.20m x 2.76m (13' 9" x 9' 1") having UPVC double glazed window to front and radiator.



BEDROOM THREE

2.70m x 2.70m (8' 10" x 8' 10") another good double room having UPVC double glazed window to rear and radiator.

BEDROOM FOUR

2.70m max x 2.30m max (8' 10" max x 7' 7" max) a pleasant 'L' shaped room having UPVC double glazed window to rear and radiator.

BATHROOM

having a contemporary Villeroy and Boch comprising panelled bath with mixer tap with integrated shower and glazed shower screen, pedestal wash hand basin with mono bloc mixer tap and close coupled W.C., UPVC obscure double glazed window to rear, contemporary ceramic floor and wall tiling, extractor fan, LED backlit vanity mirror and radiator.

OUTSIDE

The property is situated at the head of the cul de sac with a private driveway to the front providing excellent parking and a generous lawned foregarden and side gated entrance. To the rear is a mature private garden, recently re-lawned with patio area and pathway, fenced perimeters, mature trees and shrubs and a useful additional garden area to the side.



DOUBLE GARAGE

approached via twin up and over entrance doors and having light and power, UPVC double glazed personal door to rear and double glazed window to side.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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

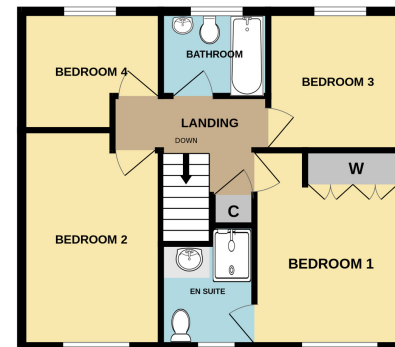
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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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