

Bill Tandy
and Company



6 Laurel Close, Lichfield, Staffordshire, WS13 6TT

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£425,000

Bill Tandy and Company are delighted in offering for sale this modern link detached family home superbly located on the small and select cul de sac of Laurel Close. The property is located ideal for commuting, and is a short distance away from the cathedral city centre, and a range of amenities are found within walking distance. The property itself, which we strongly urge is viewed internally to be fully appreciated, comprises reception hall, guests cloakroom, 'L' shaped lounge/dining room, breakfast kitchen, useful laundry room, three first floor bedrooms with en suite shower room and family bathroom. To the front is a block paved driveway leading to the tandem garage and there are gardens to front and rear.



CANOPY PORCH

having double glazed front entrance door with window alongside and opening to:

RECEPTION HALL

having cloak cupboard with louvre doors and further doors open to:

GUESTS CLOAKROOM

having warm air vent, low flush W.C. and pedestal wash hand basin with tiled surround.

'L' SHAPED LOUNGE/DINING ROOM

6.67m x 5.28m max (21' 11" x 17' 4" max) having double glazed window to front, double glazed patio doors opening to the rear garden, stairs to first floor and warm air heating vents. Door to:

BREAKFAST KITCHEN

having LVT flooring, double glazed window to rear, door to warm air heating control, white high gloss units comprising base cupboards and drawers, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset oven and grill with microwave above, inset four ring gas hob with extractor fan, ceiling spotlighting and door to:

LAUNDRY ROOM

having space for white goods, useful under stairs storage recess and door to garage.

FIRST FLOOR LANDING

having doors leading off to:

BEDROOM ONE

4.33m x 3.12m (14' 2" x 10' 3") having double glazed window to front with shutters, warm air vent, superb range of built-in wardrobes with sliding doors and door to:



EN SUITE SHOWER ROOM

having double glazed window to front, towel rail and suite comprising vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C. and shower enclosure with shower appliance over.

BEDROOM TWO

3.44m x 3.23m (11' 3" x 10' 7") having double glazed window to rear and warm air heating vent.

BEDROOM THREE

3.74m x 2.24m (12' 3" x 7' 4") having double glazed window to rear and warm air heating vent.

BATHROOM

having warm air vent, double glazed window to side and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment over.



OUTSIDE

The property is superbly located on the highly sought after small and select cul de sac of Laurel Close which is a short distance away from the cathedral city centre. To the front of the property is a block paved driveway leading to the tandem garage, and there is a shaped lawned foregarden with paving slabs leading to the front entrance door. To the rear of the property is a paved patio area, side gate, shaped lawn with borders, rear paved terrace and hedged and walled perimeter.

TANDEM GARAGE

approached via an electrically operated roller shutter door and having window to rear, door to laundry room and further door to rear garden.

COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected with warm air heating.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



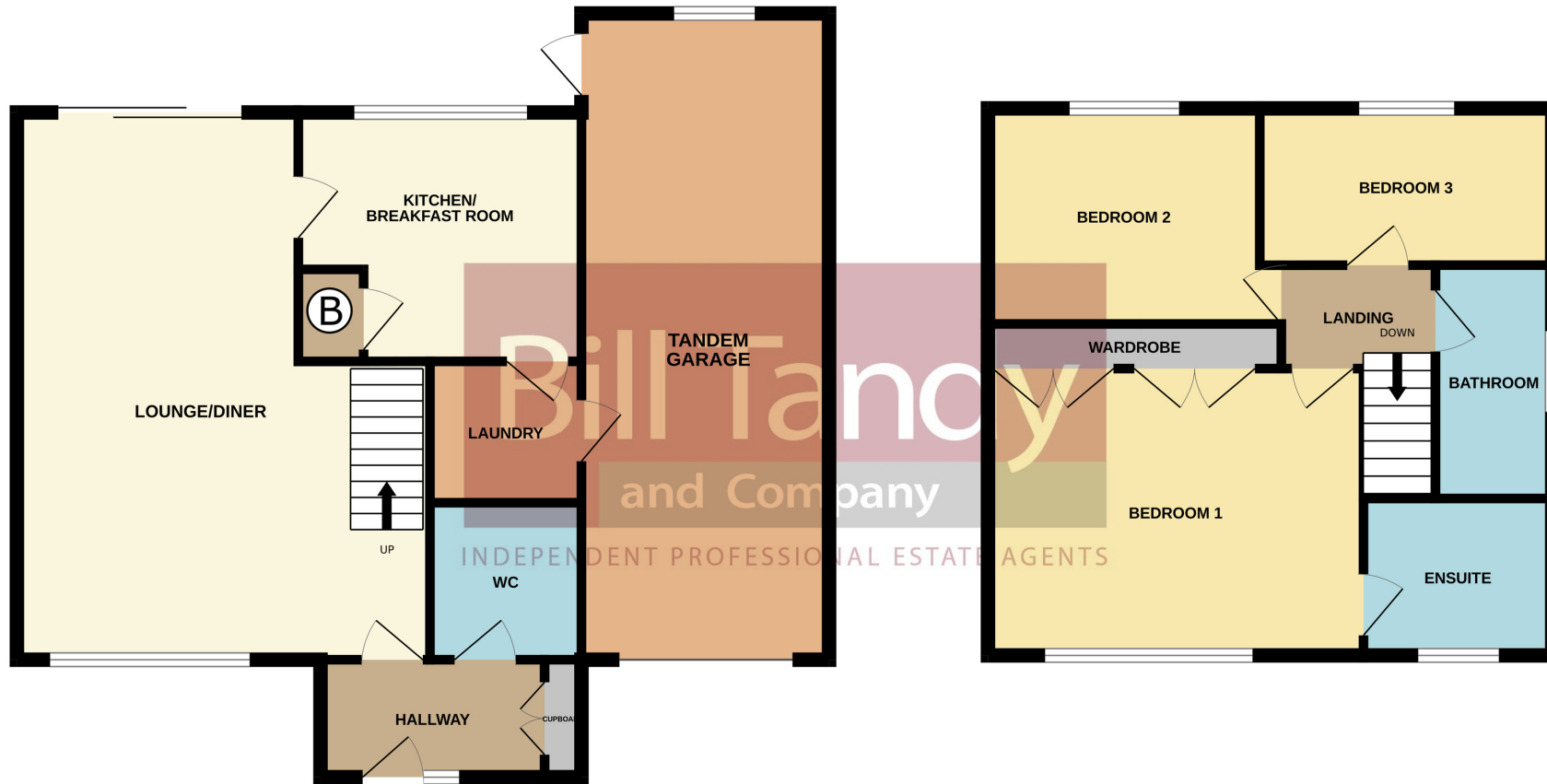
VIEWING

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



6 LAUREL CLOSE, LICHFIELD, WS13 6TT

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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