

Bill Tandy
and Company

17 Oakhurst, Lichfield, Staffordshire, WS14 9AJ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Enjoying a highly regarded setting within this peaceful cul de sac location, this very well presented four bedroom detached family home is available to the market with the advantage of no upward chain. Well presented throughout the property has a perfect family layout, with the added benefit of an established private and southerly facing rear garden. The location is ideal for accessing local amenities within Lichfield, and is within walking distance of King Edward's secondary and St Michael's primary schools. Similarly city centre facilities including the bus and rail stations are also within easy walking distance. One of the most desirable and sought after roads in Lichfield, properties rarely become available on Oakhurst and an early viewing would therefore be strongly recommended.



CANOPY PORCH

with UPVC obscure double glazed entrance door and side screen opening to:

SPACIOUS RECEPTION HALL ENTRANCE

a very generous entrance to the property having radiator, stairs leading off and heating thermostat control.

FAMILY LOUNGE/DINING ROOM

6.77m x 3.70m (4.60m max) (22' 3" x 12' 2" - 15'1" max) another very generous room having a central natural wood fire surround with marble hearth and backing, UPVC double glazed window overlooking the rear garden and double glazed double French doors opening to the same, coving, ample space for dining table and two double radiators.

OFFICE/PLAYROOM

4.40m x 2.44m (14' 5" x 8' 0") a versatile room having UPVC double glazed window to front, double radiator and coving.

KITCHEN

3.70m x 2.40m (12' 2" x 7' 10") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven and grill with four ring Samsung ceramic hob and concealed extractor hood fitted over, integrated fridge and freezer with matching fascias, space and plumbing for slimline dishwasher, UPVC double glazed window to front, co-ordinated ceramic tiled splashback, under cupboard lighting, large under stairs storage cupboard with power point, door to garage which leads to:



UTILITY AND W.C.

situated at the rear of the garage and having space and plumbing for washing machine and tumble dryer, close coupled W.C., wash hand basin with mixer tap, wall mounted Ideal Logic gas central heating boiler and window and door to rear garden.

SPACIOUS FIRST FLOOR LANDING

having UPVC obscure double glazed window, coving, radiator and airing cupboard with lagged hot water cylinder with linen shelving and timer for heating.

BEDROOM ONE

3.80m x 3.70m (12' 6" x 12' 2") having double and single fitted wardrobes, wide UPVC double glazed picture window to rear, radiator and wall light point.

BEDROOM TWO

3.50m x 2.64m (11' 6" x 8' 8") having double built-in wardrobe, UPVC double glazed window to front, radiator and coving.

BEDROOM THREE

2.90m x 2.80m (9' 6" x 9' 2") having double and single fitted wardrobes, UPVC double glazed window to rear and radiator.



BEDROOM FOUR

2.90m x 2.00m (9' 6" x 6' 7") having UPVC double glazed window to side and radiator.

BATHROOM

generously proportioned and having panelled bath with mixer tap, separate thermostatic shower fitment over with hose and drencher shower and glazed screen, vanity unit with inset wash hand basin, mono bloc mixer tap and drawer space and close coupled W.C., co-ordinated ceramic wall tiling, chrome heated towel rail/radiator, LVT laminate flooring, UPVC obscure double glazed window to front and extractor fan.

OUTSIDE

The property is set back off the road with a block paved driveway providing parking for a couple of cars, a neat lawned foregarden with established shrubbery borders and side gated access leading round to the rear garden. To the rear of the property is an established, private and southerly facing rear garden with slabbed patio seating area, shaped lawn, mature raised flower and herbaceous borders with established shrubs and trees, fenced perimeters and cold water tap.



GARAGE

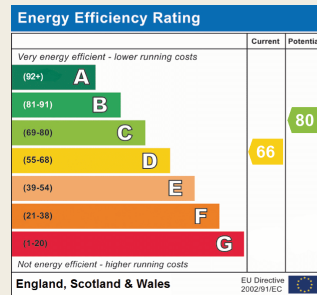
5.69m x 2.50m (18' 8" x 8' 2") approached via an electric roller shutter door and having fluorescent light, power points, built-in store cupboard and door to utility room.

COUNCIL TAX

Band D.

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/>



TENURE

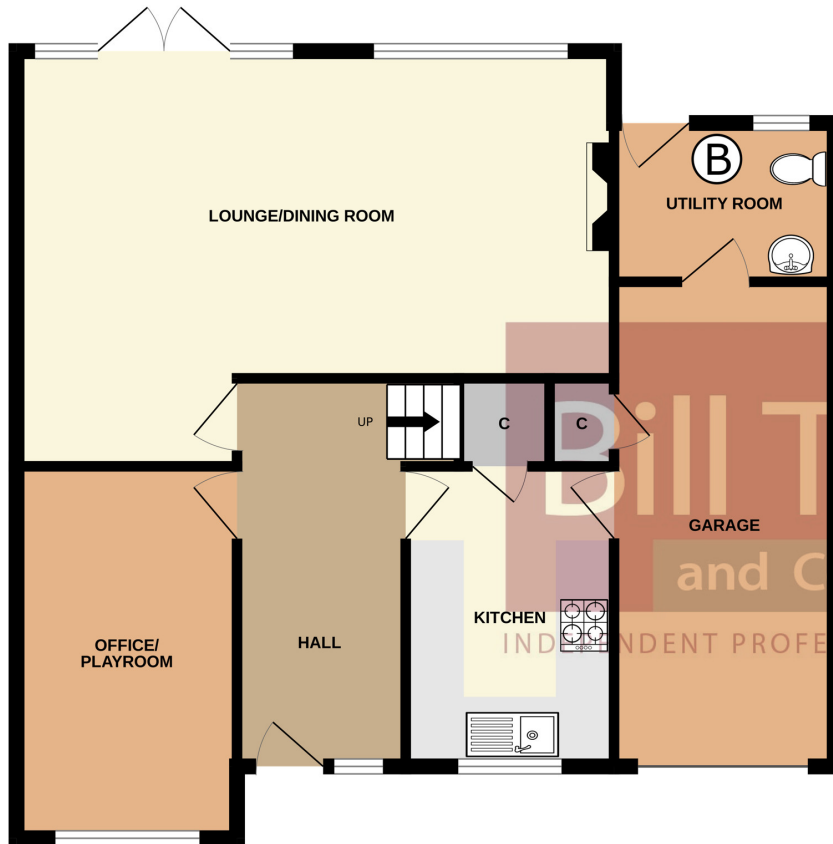
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

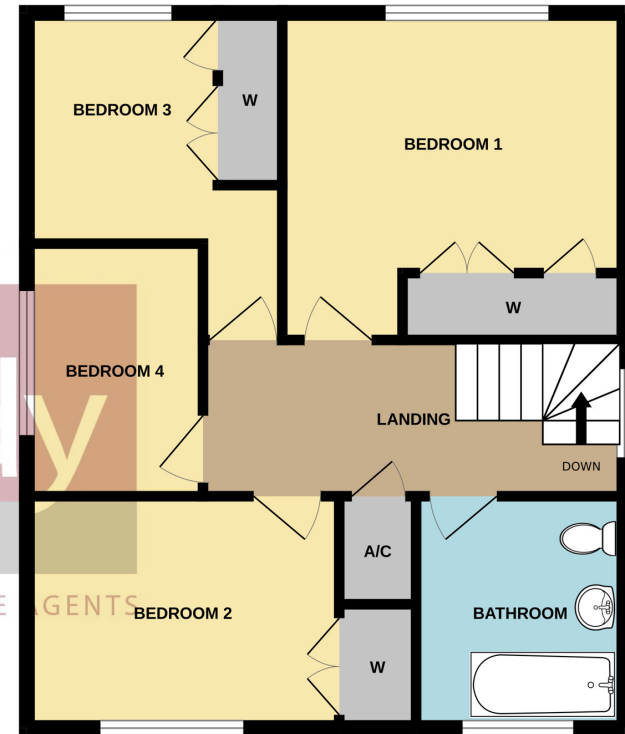
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

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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