5 Wightman Close, Lichfield, Staffordshire, WS14 9RR

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£500,000

Enjoying a delightful setting on one of Boley Park's most popular cul de sacs this impressive detached family home offers enormous scope and potential. Occupying a very generous corner plot position with a wide frontage, the opportunity to improve and extend this family home is quite compelling. With two good reception rooms and four double bedrooms, this comfortably sized property is perfect for the aspiring family buyer. Great local facilities on Boley Park are further complemented by the excellent shopping and leisure opportunities within the cathedral city centre itself. Convenient for St Michael's and King Edward's schools, the location is also perfect for the busy commuter with quick access to the excellent road network to the south of the city. To fully appreciate the extent of the accommodation on offer an early viewing would be strongly encouraged.

CANOPY PORCH
with obscure glazed entrance door opening to:

RECEPTION HALL
with stairs leading off, radiator with ornamental screen, coving, useful under stairs store cupboard with light.

FITTED GUESTS CLOAKROOM
having a low level W.C., wash hand basin with cupboard space beneath and tiled splashback, obscure sealed unit double glazed window and radiator.

SPACIOUS FAMILY THROUGH LOUNGE
6.14m x 3.49m (20' 2" x 11' 5") having sealed unit double glazed bow window to front, double glazed sliding patio door out to the rear garden, two double radiators, coving and natural mahogany fire surround with marble tiled hearth and backing housing an inset living flame coal effect gas fire.

DINING ROOM
4.45m x 2.65m (14' 7" x 8' 8") having sealed unit double glazed walk-in bay window to rear, coving, radiator and glazed serving hatch through to the kitchen.

KITCHEN
3.92m x 2.70m (12' 10" x 8' 10") having ample work surface space with base storage cupboards and drawers, wall mounted storage cupboards, tiled splashbacks, built-in Belling electric double oven with four ring gas hob and extractor hood, single drainer sink unit with mixer tap, integrated dishwasher, space for fridge and space for breakfast table, radiator and opening through to:

UTILITY ROOM
having further work surface space, sink unit, space and plumbing for washing machine, wall mounted Glow-worm gas central heating boiler with timer, door to garage and glazed door to rear garden with window to same.

FIRST FLOOR LANDING
approached via a return staircase with a half landing with obscure glazed window and having loft access hatch and built-in linen cupboard housing a pre-lagged hot water cylinder and linen shelving.

MASTER BEDROOM
3.51m x 3.05m (11' 6" x 10' 0") having two single doored built-in wardrobes with overhead storage cupboard, sealed unit double glazed window to rear, radiator and door to:

EN SUITE SHOWER ROOM
having tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin, W.C., radiator, comprehensive wall tiling and obscure sealed unit double glazed window.

BEDROOM TWO
4.53m x 2.63m (14' 10" x 8' 8") having sealed unit double glazed window to front and radiator.

BEDROOM THREE
3.07m x 2.75m (10' 1" x 9' 0") having sealed unit double glazed window to front and radiator.

BEDROOM FOUR
3.00m x 2.09m (9' 10" x 6' 10") having sealed unit double glazed window to rear and radiator.

FAMILY BATHROOM

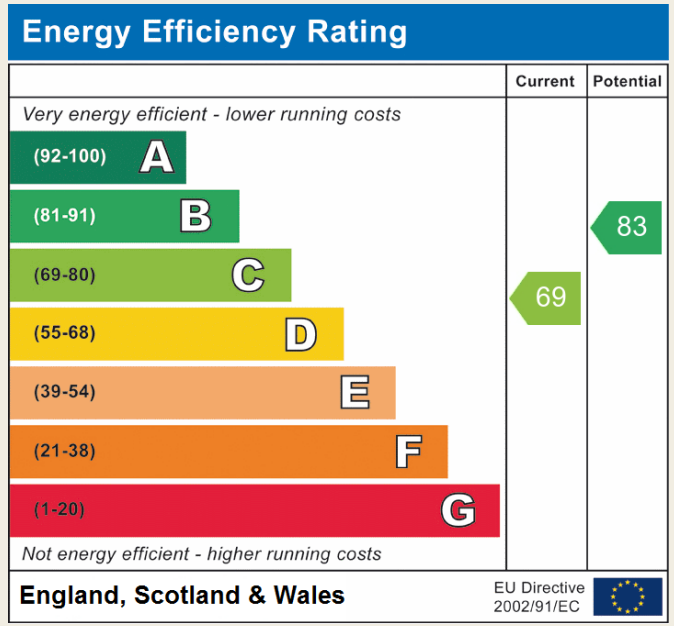
having suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled W.C., partial ceramic tiling, electric shaver point, coving and obscure sealed unit double glazed window.

OUTSIDE

The property benefits from a substantial corner plot with a wide foregarden with established trees and shrubbery with a side gated area previously used for caravan storage. The driveway has a pavioured surround and a resin bonded gravelled driveway with parking for four cars and a side gated entrance which leads to the rear garden. To the rear of the property is a mature private south facing garden with patio seating area and retaining wall with steps rising to a lawn with further steps to an additional seating area. The garden has a good degree of maturity with established trees and shrubs and a good level of privacy, together with a useful potting shed.

TWIN GARAGES

4.98m x 2.50m (16' 4" x 8' 2") and 4.98m x 2.40m (16' 4" x 7' 10") each with up and over entrance doors, access to loft space , obscure glazed personal access door to rear garden, useful cold water tap, light and power points.



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

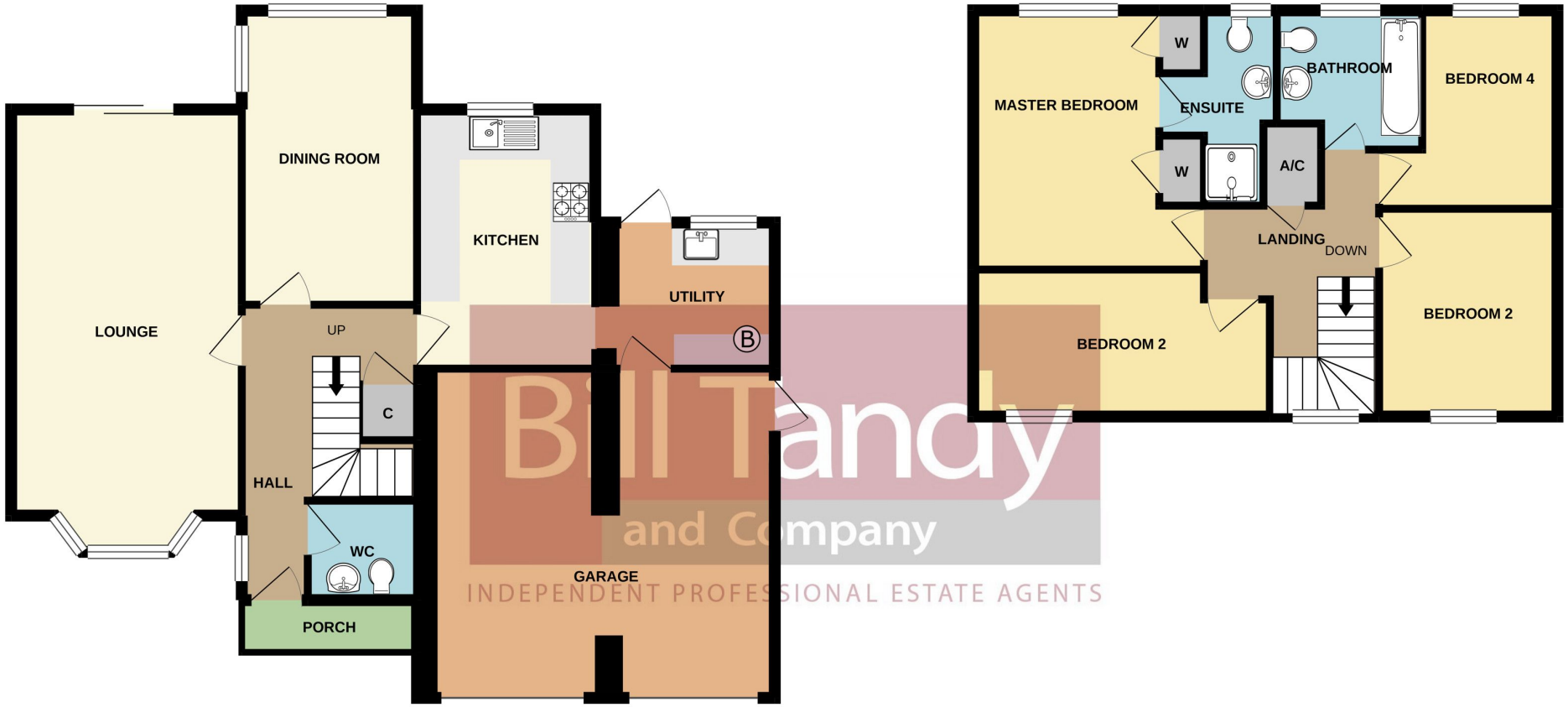
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

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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NAEA National Association of Estate Agents
The Property Ombudsman SALES

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