



3 Whittle Close, Streethay, Lichfield, Staffordshire, WS13
8GT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

3 Whittle Close, Streethay, Lichfield, Staffordshire, WS13 8GT

£300,000

Situated on the popular development at Streethay and originally built by Miller Homes, this very well presented modern semi detached family home has a lovely cul de sac setting. Situated towards the end of the development the property is well placed to take advantage of the brand new facilities on the development including the Streethay primary school, local convenience store and food outlets. Similarly the Trent Valley railway station is within easy walking distance with both cross city and Inter-city rail travel. The property is an ideal purchase for a family buyer with its comfortable accommodation layout with a notably spacious family dining kitchen. To fully appreciate the extent of the accommodation on offer, an early viewing would be strongly encouraged.



TILED CANOPY PORCH

with wall lantern and PVC composite entrance door opening to:

RECEPTION VESTIBULE

having UPVC double glazed window to side, radiator, stairs leading off and door to:

LIVING ROOM

5.14m x 3.94m (16' 10" x 12' 11") having UPVC double glazed window to front, double radiator, useful under stairs storage cupboard and door to:

SPACIOUS FAMILY DINING KITCHEN

4.94m x 3.90m (16' 2" x 12' 10") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Zanussi electric oven with four ring gas hob and extractor hood and steel splashback, integrated fridge, freezer, dishwasher and washing machine each with matching fascias, one and a half bowl stainless steel sink unit with mono bloc mixer tap, UPVC double glazed window to rear, double glazed double French doors opening out to the same, radiator, feature floor covering and door to:

FITTED GUESTS CLOAKROOM

having a close coupled W.C., pedestal wash hand basin with mono bloc mixer tap and tiled surround, radiator, obscure UPVC double glazed window to side, low energy downlighters and extractor fan.

FIRST FLOOR LANDING

having loft access hatch, radiator and cupboard housing the Potterton combination gas central heating boiler.

BEDROOM ONE

4.07m max (3.00m min) x 3.28m (13' 4" max 9'10" min x 10' 9") having triple doored built-in wardrobe, UPVC double glazed window to front and radiator. Door to:



EN SUITE SHOWER ROOM

having a tiled shower cubicle with thermostatic shower fitment, close coupled W.C., wash hand basin, co-ordinated ceramic wall tiling, radiator, obscure UPVC double glazed window, downlighters and extractor fan.

BEDROOM TWO

2.95m x 2.95m (9' 8" x 9' 8") having UPVC double glazed window to rear, radiator, two double doored built-in wardrobes and radiator.

BEDROOM THREE

2.96m x 1.86m (9' 9" x 6' 1") having UPVC double glazed window to rear and radiator.

BATHROOM

having a panelled bath, wash hand basin, close coupled W.C., co-ordinated ceramic wall tiling, large wall mirror, downlighters, extractor fan, radiator and feature flooring.



OUTSIDE

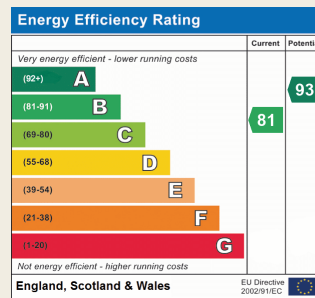
To the front of the property is a parking area with a driveway space to the front and there is a further allocated single parking space within the courtyard. A side gate leads to the rear garden. To the rear of the property is a fenced garden having patio seating area, lawn, useful garden storage shed and external cold water tap.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Water and sewerage - South Staffs Water. Electric and Gas supplier - Eon Nex. Satellite T.V – Sky. Broadband - BT. 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.

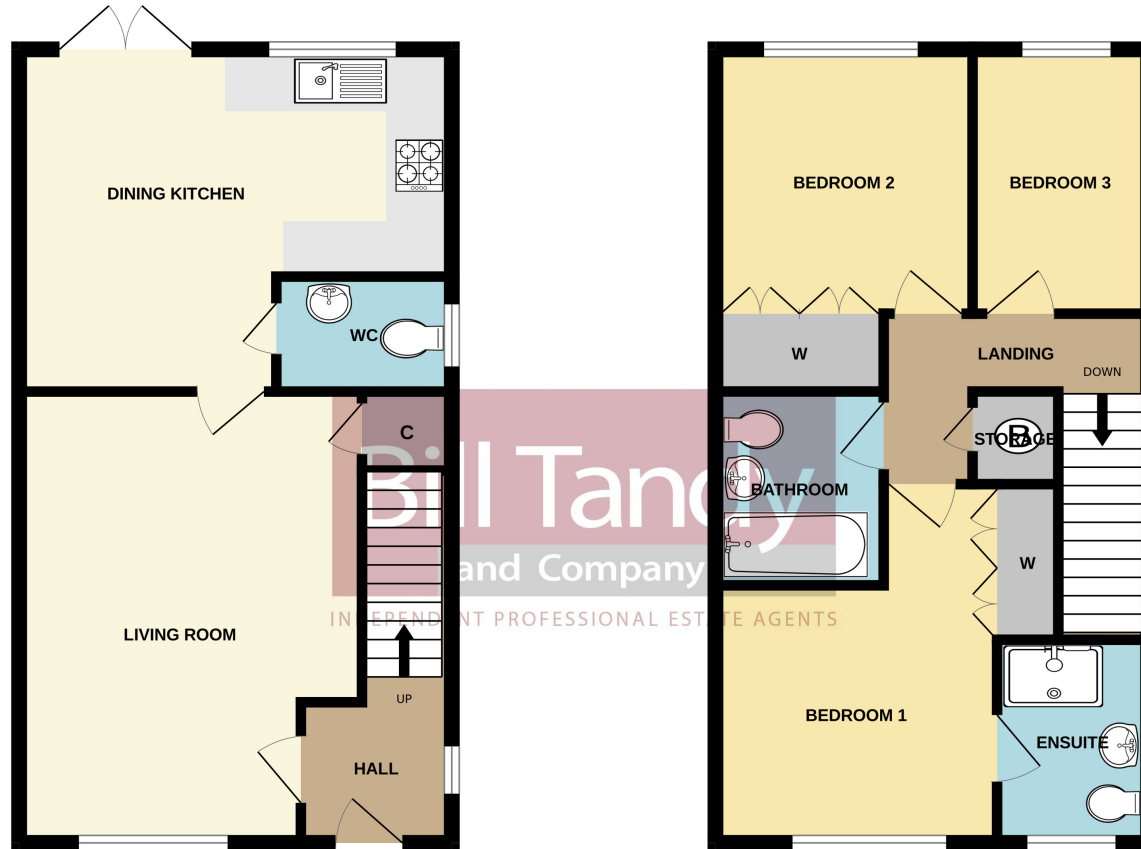
VIEWING

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



3 WHITTLE CLOSE, STREETHAY, LICHFIELD WS13 8GT

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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