

Bill Tandy
and Company

DRAFT

28 Chadswell Heights, Lichfield, Staffordshire, WS13 6BH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£325,000 Offers over

Bill Tandy and Company are delighted in offering for sale this modern and extended semi detached home, located on the desirable cul de sac of Chadswell Heights. The property provides superb sized accommodation and we strongly urge the property is viewed internally for it to be fully appreciated. The accommodation briefly comprises side entrance hall, lounge with feature fireplace, separate dining room, generously sized breakfast kitchen, four first floor bedrooms with the main bedroom having an en suite shower room, and modern main bathroom. There is parking to the front leading to a useful car port/store and there are gardens to the rear.



RECEPTION HALL

approached via a UPVC double glazed side entrance door with window alongside and having radiator, stairs to first floor and panelled glazed double doors open to:

LOUNGE

4.14m x 3.84m (13' 7" x 12' 7") having double glazed bow window to front, radiator, useful under stairs store cupboard and the feature and focal point of the room is a fireplace with marble hearth, inset, surround and mantel housing a contemporary electric flame effect fire. A square archway leads to:

DINING ROOM

3.17m x 2.53m (10' 5" x 8' 4") having double glazed window overlooking the rear garden, radiator and door to:

BREAKFAST KITCHEN

6.17m x 3.15m (20' 3" x 10' 4") one of the distinct features of the property is this superb sized and generous kitchen, updated and modernised by the current owners and having double glazed windows to rear and side, door to rear garden, base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards with glazed display cabinets and corner alcove displays, inset stainless steel circular sink with circular drainer, breakfast bar area, space for range style cooker with extractor canopy hood above, integrated appliances include washing machine and dishwasher and space for American style fridge/freezer.

FIRST FLOOR LANDING

having loft access and doors leading to:

BEDROOM ONE

5.23m max (3.38m min) x 3.70m (17' 2" max 11'1" min x 12' 2") having double glazed window to front, radiator, further double glazed window to rear and door to:



EN SUITE SHOWER ROOM

2.00m x 1.74m (6' 7" x 5' 9") having obscure double glazed window to rear, chrome heated towel rail and modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and corner shower cubicle with aqua boarding surround and Triton shower appliance.

BEDROOM TWO

4.57m max (3.94m min) x 2.69m (15' 0" max 12'11" min x 8' 10") having a range of fitted wardrobes, double glazed window to front and radiator.

BEDROOM THREE

2.84m x 2.79m (9' 4" x 9' 2") having double glazed window to rear, radiator and built-in single wardrobe.

BEDROOM FOUR

3.12m x 2.06m (10' 3" x 6' 9") having double glazed window to front, over stairs storage cupboard and radiator.



BATHROOM

1.87m x 1.86m (6' 2" x 6' 1") this modern and updated bathroom has UPVC double glazed window to rear and suite comprising pedestal wash hand basin with aqua boarding surround, low flush W.C., 'P' shaped shower bath with shower appliance over.

OUTSIDE

The property is superbly located on this sought after cul de sac location with a generously sized block paved driveway to the front providing parking for numerous vehicles and leads to the car port/store. Set to the rear of the garden is a shaped lawn with flower bed borders, mature shrubs and paved patio area ideal for entertaining and a side gate leads to a side pathway.

CAR PORT/STORE

approached via double doors and providing a useful storage area, however could be opened up for additional parking if required. Please note this is not a full size car port, however is ideal for storage or motor cycles.

COUNCIL TAX

Band C.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband 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

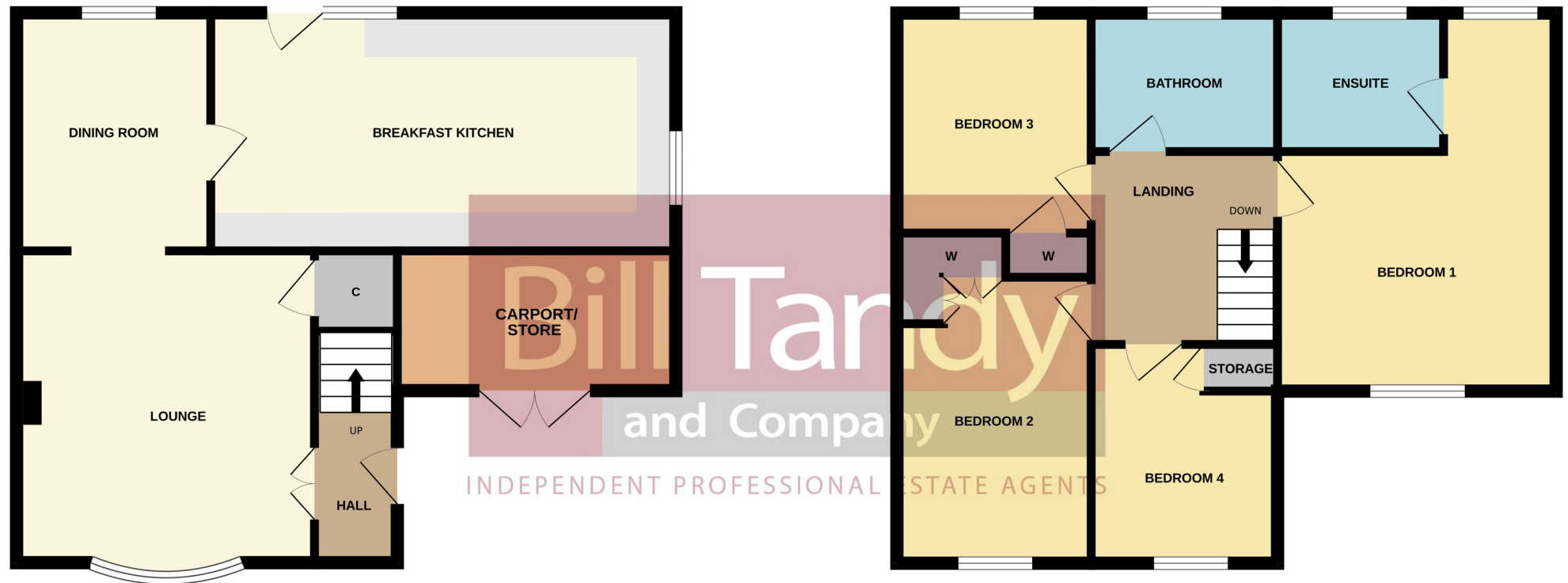
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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

1ST FLOOR



28 CHADSWELL HEIGHTS, LICHFIELD, WS13 6BH

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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