

DRAFT

4 Tudor Close, Lichfield, Staffordshire, WS14 9RX



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# £695,000

Enjoying a delightful setting in one of Lichfield's most highly regarded areas on the southern side of the popular Boley Park district, this impressive detached family home is an ideal purchase, and the generous four double bed roomed accommodation is immaculately presented throughout. Not only are the three generous reception rooms all well proportioned, the kitchen is superbly fitted with a range of appliances and the benefit of a utility room. The four double bedrooms are well served by not only the family bathroom but a large luxury en suite to bedroom one. The convenient location off Darnford Lane is perfect for accessing Lichfield's facilities, together with the local popular King Edward's and St Michael's schools. Available with the benefit of no upward chain and potential for an early completion, an early viewing would be strongly recommended.



### RECEPTION HALL

approached via a UPVC double glazed entrance door with obscure double glazed side screen having feature wood strip flooring, radiator, stairs leading off, coving and door to:

### FITTED GUESTS CLOAKROOM

being fully tiled and having close coupled W.C., vanity unit with wash hand basin with mono bloc mixer tap, useful cupboard space and chrome heated towel rail/radiator.

### FAMILY LIVING ROOM

4.80m x 3.70m (4.70m into inglenook) (15' 9" x 12' 2" and ) having a large central feature inglenook fireplace with brick and quarry tiled hearth and timber mantel over with inset living flame coal effect gas fire and flanked by obscure UPVC double glazed windows with concealed lighting. There is a further UPVC double glazed window to the front, radiator, coving and glazed double doors opening through to:

### DINING ROOM

3.75m x 3.04m (12' 4" x 10' 0") having radiator, coving to ceiling and double glazed sliding patio door opening to:

### CONSERVATORY

3.60m x 2.60m (11' 10" x 8' 6") a stylish UPVC double glazed conservatory with a solid insulated lightweight roof making for easy all year round use and having double doors out to the garden, tiled flooring and light point.

### QUALITY FITTED FAMILY BREAKFAST KITCHEN

4.20m x 4.15m (13' 9" x 13' 7") having extensive pre-formed work surface space with base storage cupboards and drawers, one and a half bowl stainless steel sink unit with mono bloc mixer tap, integrated Neff double oven with four ring induction hob on a central island unit with extractor hood over and breakfast bar overhang, integrated fridge, freezer and dishwasher all with matching fascias, pull-out larder unit flanked by useful bottle store, further glazed display cabinets and additional wall storage, corner carousel units providing additional storage space, low energy downlighters, double radiator, wood laminate flooring, built-in under stairs pantry store cupboard, UPVC double glazed window to rear, co-ordinated ceramic tiled splashbacks, central heating timer control and door to:



### UTILITY ROOM

having further pre-formed work surface space, single drainer sink unit with mono bloc mixer tap, space and plumbing for washing machine and tumble dryer, useful broom store cupboard, UPVC double glazed window, tiled splashback, radiator and obscure double glazed door to garden.

### STUDY

2.80m x 2.25m (9' 2" x 7' 5") having UPVC double glazed window to front, coving and radiator.

### FIRST FLOOR LANDING

having spindle balustrade and loft access hatch.

### BEDROOM ONE

4.47m x 3.30m (14' 8" x 10' 10") having a range of fitted wardrobes with mirrored doors, UPVC double glazed window overlooking the rear garden, radiator, coving and door to:

### LUXURY EN SUITE BATHROOM

re-fitted with a quality white suite comprising panelled bath with mixer tap and Triton electric shower fitted over with glazed screen, vanity unit with inset wash hand basin with mono bloc mixer tap and W.C., additional useful drawer and cupboard space, stylish matching wall mounted storage cupboards including mirrored vanity cabinet, pelmet downlighting, radiator, obscure double glazed window, comprehensive co-ordinated ceramic wall tiling, chrome heated towel rail/radiator and low energy downlighters.



### **BEDROOM TWO**

3.73m x 3.72m (12' 3" x 12' 2") having two double fitted wardrobes with central dressing table, two UPVC double glazed windows to front, radiator and coving.

### **BEDROOM THREE**

4.46m x 2.81m (14' 8" x 9' 3") having fitted triple wardrobe with dressing table, UPVC double glazed window to rear, radiator and coving.

### **BEDROOM FOUR**

3.84m x 2.30m (12' 7" x 7' 7") a fourth double bedroom having UPVC double glazed window to rear, radiator and coving.

### **LUXURY FAMILY BATHROOM**

a quality re-fitted bathroom having tiled panelled bath with mixer tap, separate fully tiled shower cubicle with Aqualisa thermostatic shower fitment, vanity unit with wash hand basin with mono bloc mixer tap with cupboard and drawer space beneath and matching wall mounted vanity storage cupboards including mirrored cabinet and downlighters, close coupled W.C., comprehensive ceramic wall tiling, chrome heated towel rail/radiator, low energy downlighters, obscure UPVC double glazed window to front and built-in airing cupboard housing the pre-lagged hot water cylinder with linen shelving.



### **OUTSIDE**

The property is set back off the road with a generous block paved driveway providing parking for several cars flanked by a neatly tended foregarden, and there is a side gated entrance leading round to the rear garden. To the rear is a well proportioned and immaculately maintained garden having generous slabbed patio seating areas, attractive shaped lawn, well stocked flower and herbaceous borders, further circular patio perfectly positioned to enjoy afternoon and evening sun and fenced perimeters.

### **DOUBLE GARAGE**

5.36m x 4.75m (17' 7" x 15' 7") having twin up and over entrance doors, fluorescent light, power points, wall mounted Vaillant condensing gas central heating boiler and an obscure UPVC double glazed door to rear garden.

### **COUNCIL TAX**

Band F.

### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Telephone and 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.

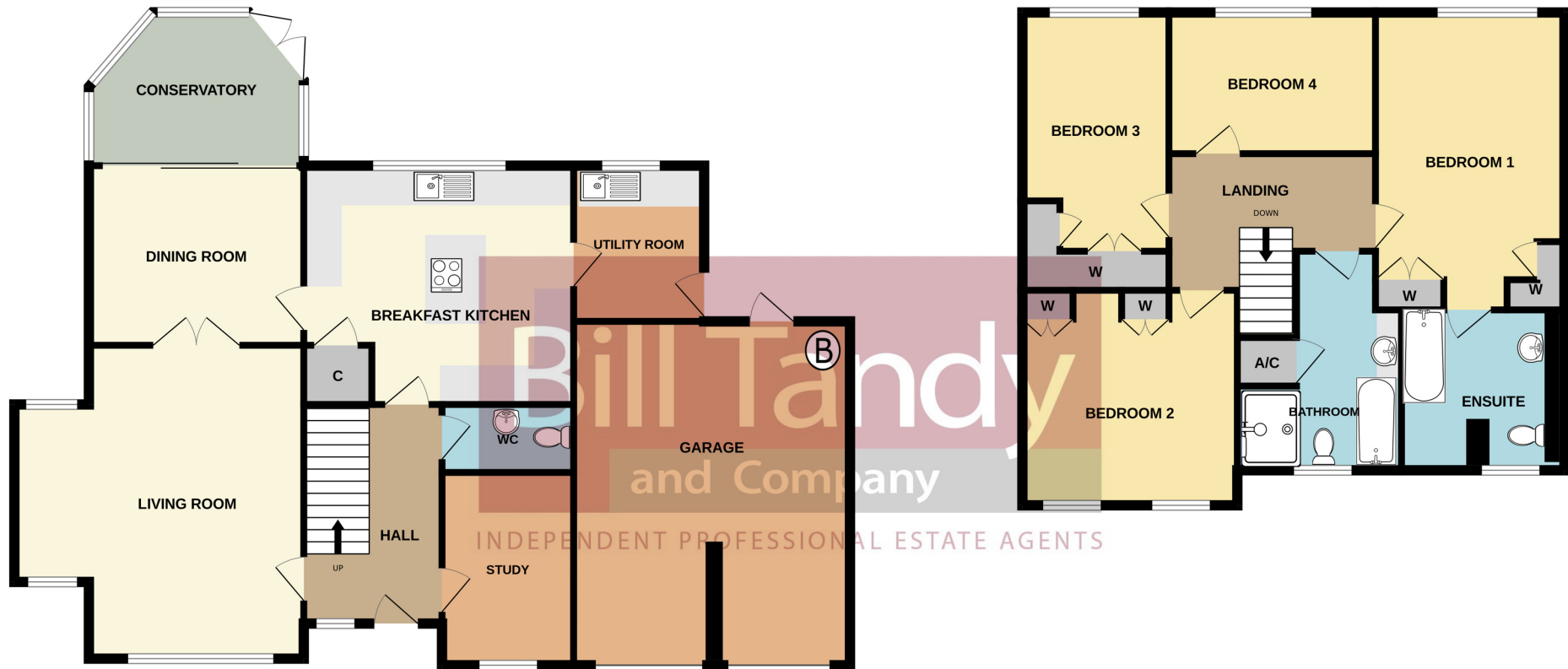
### **VIEWING**

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](mailto: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



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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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**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS