



11 Cathedral Rise, Lichfield, Staffordshire, WS13 7LP

Dan Ralby
and Company

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

11 Cathedral Rise, Lichfield, Staffordshire, WS13 7LP

£795,000

A rare opportunity in one of Lichfield's prime locations is presented by this beautiful extended detached family home. Rarely available, the property occupies a dominant elevated position at the junction of Cathedral Rise with Gaia Lane, just perfect for taking full advantage of the stunning views across to the cathedral spires and neighbouring Bishop's Palace. The accommodation has been immaculately maintained throughout and offers a well planned accommodation layout which is a versatile for any family needs. As well as the stunning views, the setting is perfect for accessing Lichfield central amenities which are all within convenient walking distance. Opportunities to purchase in this area of Lichfield are very rare, and this superb opportunity is certainly one not to be missed. To fully appreciate the accommodation, we would strongly an early viewing.



ENCLOSED ENTRANCE PORCH

approached via a double glazed entrance door with side screens and having light point and inner obscure glazed door and side screen to:

RECEPTION HALL

having real wooden flooring, open tread staircase with balustrade to first floor, heating thermostat and radiator.

FITTED GUESTS CLOAKROOM

having W.C. with concealed cistern and vanity unit with wash hand basin and cupboard space below.

STUNNING LOUNGE

6.70m x 4.43m max (22' 0" x 14' 6" max) a beautiful room having a wide double glazed bay window providing a stunning aspect across to Lichfield Cathedral and Bishop's Palace, further wide picture window to front, central fireplace, wall light points, coving, two double radiators and double bi-fold doors open to:

DINING ROOM

4.54m x 2.60m (14' 11" x 8' 6") having UPVC double glazed walk-in bay window and door opening to the rear garden, radiator, coving and double glazed door to:

CONSERVATORY

3.33m x 2.70m (10' 11" x 8' 10") being UPVC double glazed and having two wall light points, laminate flooring and electric convector heater. Perfectly positioned to take advantage of the lovely views.

STUDY/SNUG

3.70m x 2.80m (12' 2" x 9' 2") a versatile room which could also serve as a ground floor bedroom having two three wall light points, coving, radiator and UPVC double glazed window to front.

LUXURY KITCHEN

4.10m x 3.20m (13' 5" x 10' 6") beautifully fitted with white gloss doored units comprising base cupboards and drawers with pre-formed work surface space above, matching wall mounted cupboards, one and a half bowl moulded sink unit with swan neck mixer tap, built-in Bosch double oven, grill and microwave, Rangemaster ceramic hob and extractor hood, integrated fridge with matching fascia, pull-out shelved larder unit, UPVC double glazed window overlooking the rear garden, under-cupboard lighting and low energy downlighters, breakfast bar with further cupboard and drawer space and glazed display cabinet, co-ordinated ceramic wall tiling, radiator and glazed door to:

UTILITY ROOM

2.90m x 2.70m (9' 6" x 8' 10") having further pre-formed work surface space with base gloss doored storage cupboards and drawers, double bowl sink unit with mixer tap, space and plumbing for washing machine, dishwasher, tumble dryer and fridge, further wall mounted storage cupboards, UPVC double glazed window to rear, ceramic tiled splashback, door to garage, radiator and cupboard housing the Worcester condensing gas central heating boiler. Glazed door to:

REAR LOBBY

having tiled flooring, double doored pantry store cupboard, obscure glazed door to rear garden and sliding door to:

SECOND GROUND FLOOR W.C.

having W.C., corner wash hand basin, obscure double glazed window and tiled floor.



FIRST FLOOR LANDING

having loft access with pulldown ladder, radiator and built-in airing cupboard housing the pre-lagged hot water cylinder and linen shelving. Doors lead off to:

MASTER BEDROOM SUITE

comprising:

BEDROOM

3.34m x 2.90m (10' 11" x 9' 6") having UPVC double glazed window to rear, radiator, coving and archway to:

DRESSING ROOM

2.90m x 2.50m (9' 6" x 8' 2") having double doored built-in wardrobe, further fitted wardrobe with sliding mirrored door, UPVC double glazed window to rear, radiator and coving.

EN SUITE SHOWER ROOM

having a tiled shower cubicle with Mira digital shower fitment, vanity unit housing a wash hand basin and W.C. with additional useful cupboard space, ceramic wall tiling, chrome ladder style radiator, electric shaver point, downlighters, extractor fan, ceramic floor tiling and obscure UPVC double glazed window.

BEDROOM TWO

4.30m x 3.67m (14' 1" x 12' 0") a superb sized double room having a wide UPVC double glazed picture window to front, three double doored built-in wardrobes and radiator.

BEDROOM THREE

3.70m x 2.72m (12' 2" x 8' 11") having a wide UPVC double glazed window again taking in the aspect across to Lichfield Cathedral spires and Bishop's Palace, double radiator and archway to a DRESSING ROOM with access to eaves and vanity area with wash hand basin, electric shaver/light point and concertina door to wardrobe with further access to eaves.



FAMILY BATHROOM

being fully tiled and stylishly fitted with a white suite comprising panelled bath with mixer tap, Triton electric shower fitted over and a glazed screen, Villeroy and Boch pedestal wash hand basin with mono bloc mixer tap and close coupled W.C., chrome heated towel rail/radiator, electric shaver point and two UPVC obscure double glazed windows to rear.

OUTSIDE

The property occupies a dominant corner plot at the junction of Cathedral Rise with Gaia Lane and has a wide corner fore and side garden, with the elevated position perfect for taking in the splendid spires view. There is a wide tarmacadam driveway providing parking for several cars and lawned gardens with hedgerow perimeter and established trees. To the rear of the property is a beautifully landscaped private garden with walled and fenced perimeters, being set principally to lawn with patio seating areas and mature well tended flower and herbaceous borders, garden pond and again the lovely views across to the cathedral spires.

DOUBLE GARAGE

5.25m x 4.91m (17' 3" x 16' 1") approached via an electric roller style shutter door and having obscure glazed window to side, light and power and door to utility room.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

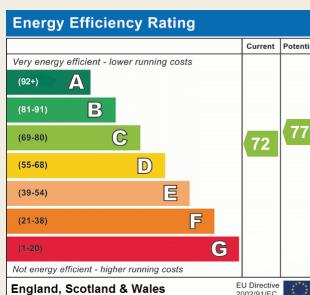
Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

The vendors advise us that the property is located in the Lichfield designated Conservation Area.



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.

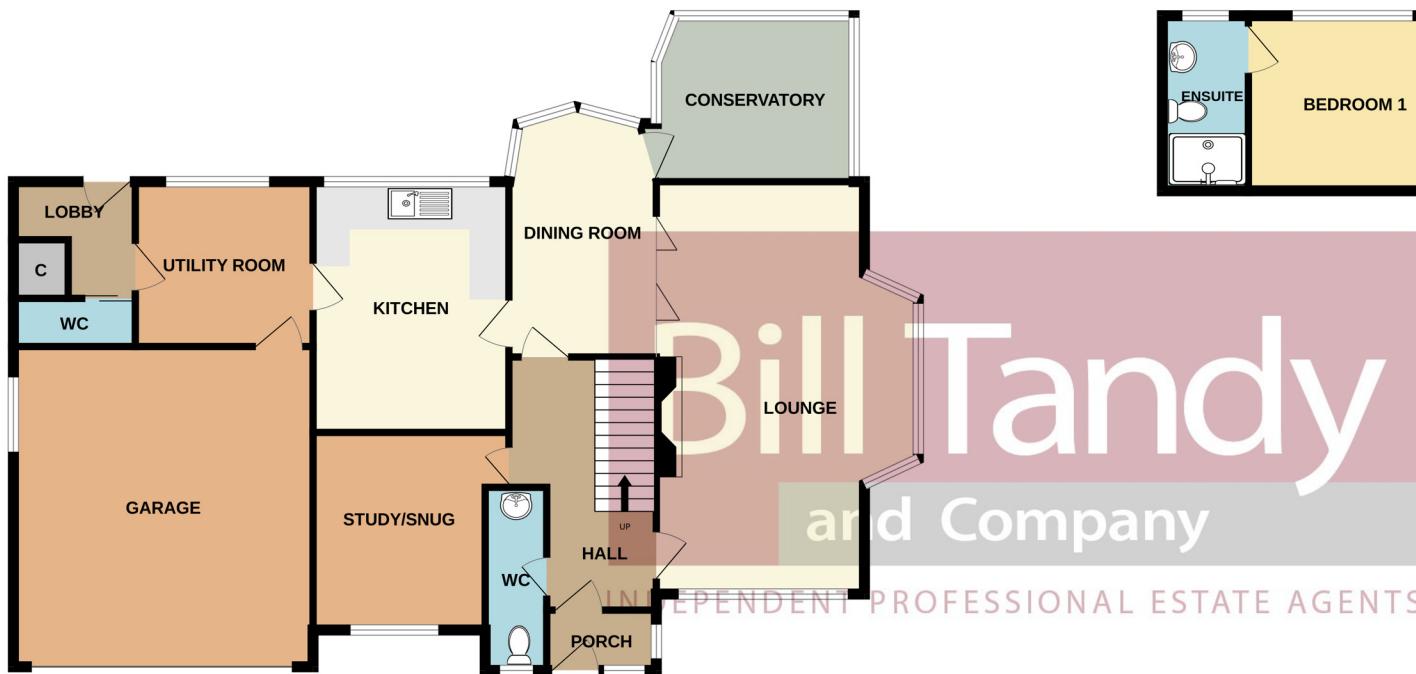


VIEWING

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



11 CATHEDRAL RISE, LICHFIELD WS13 7LP

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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