



4 Irving Close, Lichfield, Staffordshire, WS13 7EN

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 4 Irving Close, Lichfield, Staffordshire, WS13 7EN

# £375,000

Bill Tandy and Company are delighted to offer for sale this superbly extended and modern detached family home which is located on the highly sought after cul de sac of Irving Close. The property itself which is offered with the benefit of no upward chain, needs to be viewed to be fully appreciated and has been extended to the ground floor to the rear, and there is further potential to extend on the first floor, as has been done to similar properties on the road, however would be subject to relevant permissions and regulations required. Early viewings are strongly recommended to take full advantage of this property and the accommodation comprises hall, 'L' shaped lounge, extended dining room, 'L' shaped kitchen, ground floor bedroom/study with en suite shower room, three first floor bedrooms and bathroom. There is parking served by a block paved front driveway, side gate, garage and gardens to rear.



### ENTRANCE HALL

approached via a front entrance door with window alongside and having door to:

### 'L' SHAPED LOUNGE

4.77m x 4.56m (15' 8" x 15' 0") having double glazed bow window to front and radiator.

### DINING FAMILY ROOM

6.28m x 2.53m (20' 7" x 8' 4") this superbly extended and highly versatile room has double glazed window to rear, radiator, stairs to first floor with useful under stairs storage and door to:

### 'L' SHAPED KITCHEN

6.27m max x 4.50m max (20' 7" max x 14' 9" max) this generously sized and extended kitchen has a useful pantry store cupboard, double glazed windows overlooking the rear garden, door to rear garden, a range of base cupboards and drawer surmounted by round edge work tops, tiled splashback surround, wall mounted units, inset sink unit, spaces ideal for white goods including cooker, washing machine and double width American style fridge/freezer and wall mounted boiler.

### BEDROOM FOUR/STUDY

3.14m x 2.11m (10' 4" x 6' 11") this versatile ground floor reception room is an ideal fourth bedroom or study and has double glazed windows to side, radiator, vanity unit with inset wash hand basin and store cupboard. Door to:

### EN SUITE SHOWER ROOM

having window to side, low flush W.C. and shower cubicle with tiled surround.

### FIRST FLOOR LANDING

having two useful store cupboards, additional airing cupboard and doors lead off to:



### BEDROOM ONE

3.08m x 3.01m max (10' 1" x 9' 11" max) having double glazed window to rear, radiator and superb range of bedroom furniture comprising wardrobes and chest of drawers.

### BEDROOM TWO

3.20m x 2.69m (10' 6" x 8' 10") having double glazed window to front, radiator and useful over stairs double wardrobe.

### BEDROOM THREE

2.38m x 1.93m (7' 10" x 6' 4") having double glazed window to front and radiator.

### BATHROOM

having double glazed window to rear, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath.



## OUTSIDE

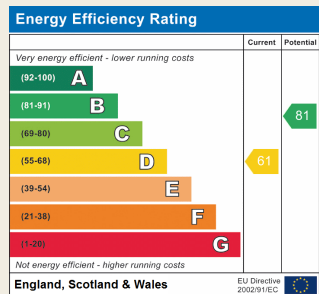
To the front of the property is a generously sized and mainly block paved frontage providing parking for several vehicles and leads to the front door, and there is a side gate leading to the rear. Set to the rear is a paved patio area with shaped lawn set beyond, storage shed and flower bed borders.

## GARAGE

having up and over entrance door.

## COUNCIL TAX

Band D.



## VIEWING

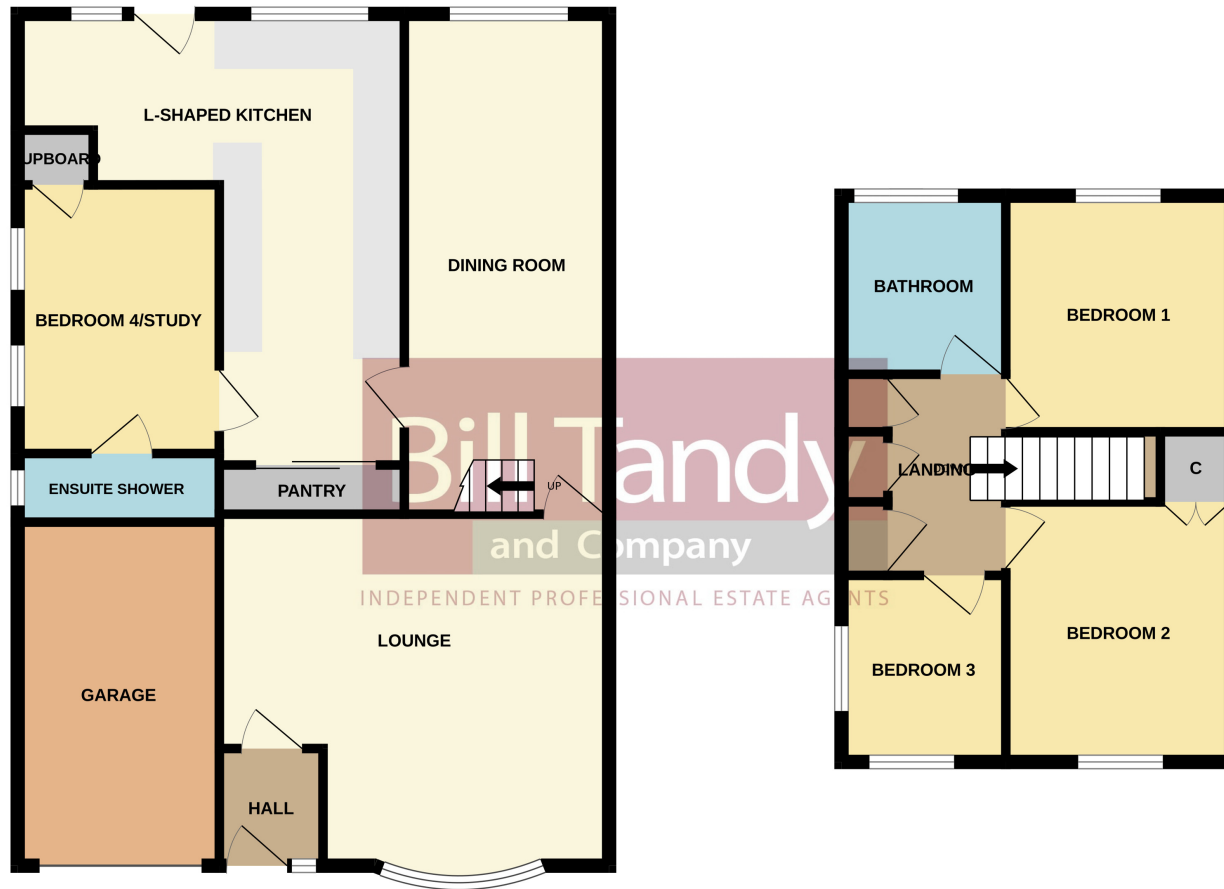
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



4, IRVING CLOSE, LICHFIELD WS13 7EN

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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