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58 Chadswell Heights, Lichfield, Staffordshire, WS13 6BH

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 58 Chadswell Heights, Lichfield, Staffordshire, WS13 6BH

# £300,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly extended and generous sized semi detached house which we strongly recommend is viewed to be fully appreciated. Located in the highly sought after cul de sac of Chadswell Heights, the property is positioned to the end of the road in a secluded position, and briefly comprises porch, reception hall, lounge, superb dining family room, breakfast kitchen, guests cloakroom, four generously sized first floor bedrooms and shower room. Outside there is parking to the front, garage and gardens to rear.



### ENTRANCE PORCH

approached via a UPVC double glazed front entrance door and having double glazed window to side and internal door to:

### RECEPTION HALL

having stairs to first floor, radiator and door to:

### LOUNGE

4.15m x 3.87m (13' 7" x 12' 8") having radiator, double glazed bow window to front, door to under stairs storage cupboard and the focal point of the room is its feature fireplace with marble hearth, inset, wooden surround with mantel and gas fire. (We understand the gas connection has been disconnected and capped). Bi-fold doors open to:

### DINING FAMILY ROOM

4.79m x 3.14m (15' 9" x 10' 4") this generous sized second reception room has doors and windows to rear garden and radiator.

### BREAKFAST KITCHEN

3.08m x 2.93m (10' 1" x 9' 7") having double glazed window to rear, double glazed door to side, radiator, tiled floor, base cupboards and drawers surmounted by round edge work tops, tiled surround, wall mounted cupboards, inset stainless steel one and a half bowl sink unit, inset Hotpoint cooker, four ring Hotpoint gas hob with extractor fan above, spaces for white goods and door to:

### INNER HALLWAY

having door to garage and further door to:

### GUESTS CLOAKROOM

having obscure double glazed window to side, radiator, suite comprising wall mounted wash hand basin and low flush W.C.

### FIRST FLOOR LANDING

having loft access, radiator and doors open to:



### BEDROOM ONE

7.58m x 3.10m (24' 10" x 10' 2") this generous sized extended main bedroom extends from front to rear and could easily be divided into two rooms to then provide a five bedroom home, or an en suite facility if required. There are double glazed windows to front and rear, two radiators, loft access and vanity unit with wash hand basin.

### BEDROOM TWO

4.10m x 2.67m (13' 5" x 8' 9") having double glazed window to front, radiator and built-in wardrobe with sliding mirrored doors.

### BEDROOM THREE

2.83m x 2.80m (9' 3" x 9' 2") having storage cupboard, double glazed window to rear and radiator.

### BEDROOM FOUR

3.26m x 2.05m (10' 8" x 6' 9") a superb fourth bedroom which could be used as an office and having double glazed window to front, radiator, laminate floor and storage cupboard above the stairs.



### **SHOWER ROOM**

1.86m x 1.87m (6' 1" x 6' 2") With a rear window, radiator, modern suite comprises a vanity unit with sink above, low flush w.c. further shower cubicle and aqua boarding to walls.

### **OUTSIDE**

The property is superbly located at the end of the cul de sac of Chadswell Heights in a secluded corner position. There is a block paved driveway to the front giving access to the front door and garage, and there is a side gate to the rear. To the rear of the property is a block paved patio area and shaped lawn beyond with well stocked borders, mature trees and shrubs for screening and a feature pond.

### **GARAGE**

5.85m x 3.12m (19' 2" x 10' 3") approached via an electric roller shutter door and having inner courtesy door, wall mounted boiler and light and power supply.

### **COUNCIL TAX BAND C**



### **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**

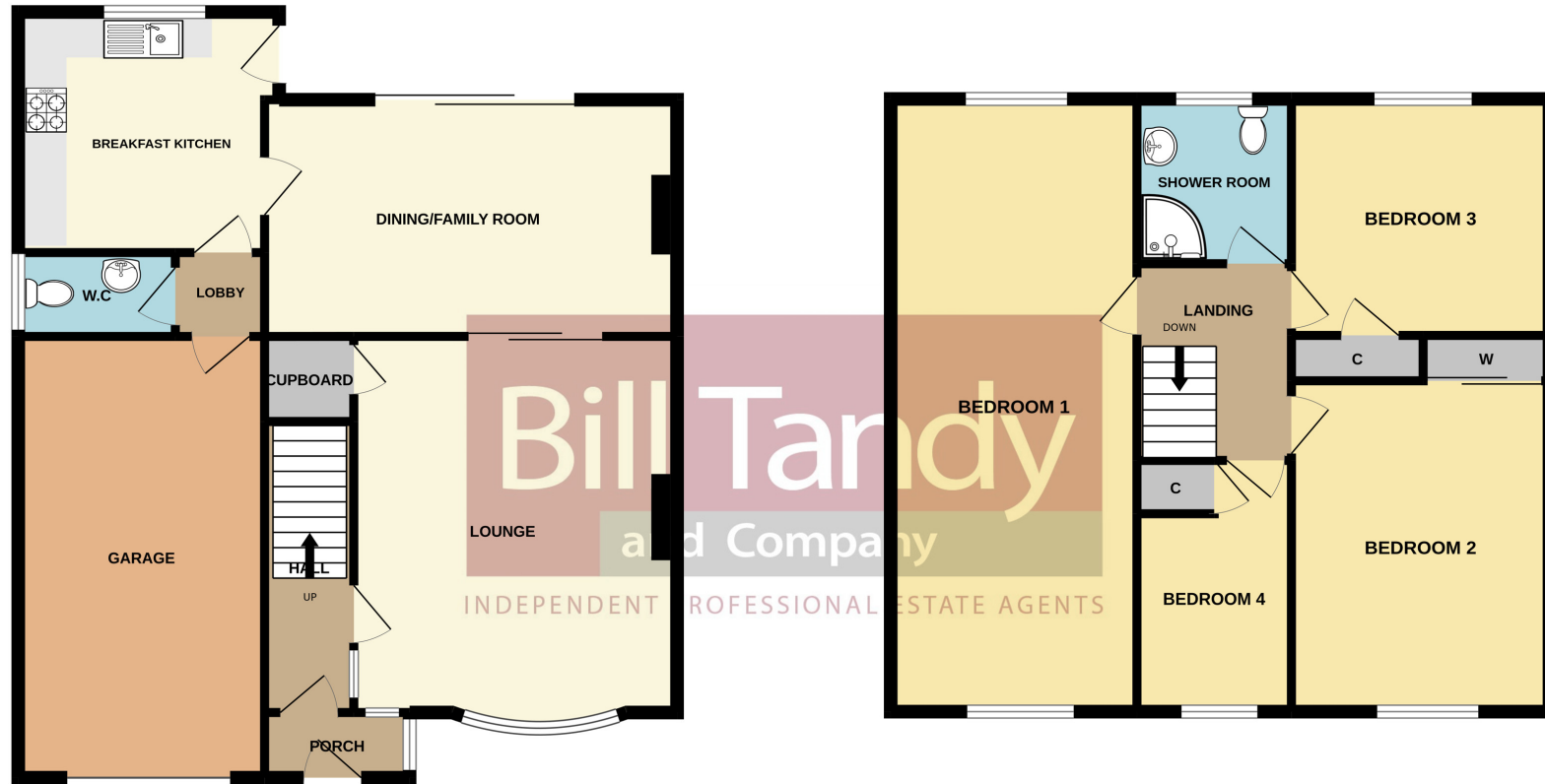
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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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