



11 Woods Croft, Lichfield, Staffordshire, WS13 7HB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Behind its attractive but unassuming frontage, this superb detached bungalow is full of surprises. Very stylishly presented throughout with modern fixtures and fittings the bungalow has been extended to the side creating a superb sized family dining kitchen, perfect for entertaining. This delightfully located bungalow enjoys a peaceful cul de sac setting which is ideal for accessing Lichfield city centre amenities, all within easy reach. Not only has the kitchen been superbly done, but the shower room is also beautifully fitted and the bungalow offers a broadly modernised appeal which is further enhanced by its cleverly landscaped private gardens. Available with vacant possession and the benefit of no upward chain, an early viewing of this very fine and rarely available example of a detached bungalow, is strongly recommended.



ENCLOSED PORCH

approached via double UPVC double glazed entrance doors and having attractive wood effect tiled floor, radiator and inner PVC composite double glazed door and side screen to:

RECEPTION HALL

having a continuation of the attractive wood effect tiled flooring with radiator, coving, built-in coats store cupboard, heating thermostat and loft access hatch with pulldown ladder which leads to a partially boarded and insulated loft space with light.

LOUNGE

4.40m x 3.73m (14' 5" x 12' 3") an attractive room with a contemporary feature fireplace with electric log effect fire, UPVC double glazed picture window to front, double radiator and coving.

FABULOUS EXTENDED OPEN PLAN FAMILY DINING KITCHEN

6.72m overall x 4.19m max 2.81m min (22' 1" overall x 13' 9" max 9'3" min) this superbly extended room has a wonderfully light and airy feel with the kitchen area having extensive quartz work tops with high gloss doored base storage cupboards and drawers, matching wall mounted storage cupboards, sink unit with mono bloc mixer tap, built-in electric oven and grill with combination microwave, integrated fridge, freezer, dishwasher and washing machine all with matching fascia, a continuation of the attractive wooden effect tiled flooring, contemporary radiator, low energy downlighters, UPVC double glazed bow window to rear. The sitting area has a continuation of the attractive wooden effect tiled floor, double glazed double French doors with Tru-fit blinds opening to the rear garden, double glazed window to side, radiator and downlighters.



BEDROOM ONE

3.46m x 3.31m (11' 4" x 10' 10") having UPVC double glazed window to front, radiator and coving.

BEDROOM TWO

3.48m x 3.31m (11' 5" x 10' 10") having UPVC double glazed window to rear, radiator and coving.

SHOWER ROOM

fully tiled and having a walk-in level shower area with thermostatic shower fitment with shower hose and drencher shower, vanity unit with wash hand basin with waterfall mixer tap and drawer space beneath, close coupled W.C., contemporary style radiator, mirrored vanity cabinet with integral LED lighting, low energy downlighters, extractor fan and built-in cupboard housing the Ideal Logic combination gas central heating boiler.



OUTSIDE

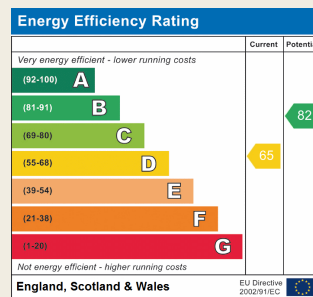
The property is set back off the road with a tarmac driveway providing parking for one car flanked by lawned foregardens and side gated access to the rear. To the rear is an attractive and cleverly landscaped garden designed for minimal maintenance with generous slabbed patio seating area, slate bed terrace with sleeper raised side borders, contemporary style fencing, established shrubbery, useful cold water tap and an easterly facing rear aspect and the garden offers a good degree of privacy.

GARAGE

4.41m x 2.47m (14' 6" x 8' 1") having divisional entrance doors, personal access door to side and light and power.

COUNCIL TAX

Band D.



TENURE

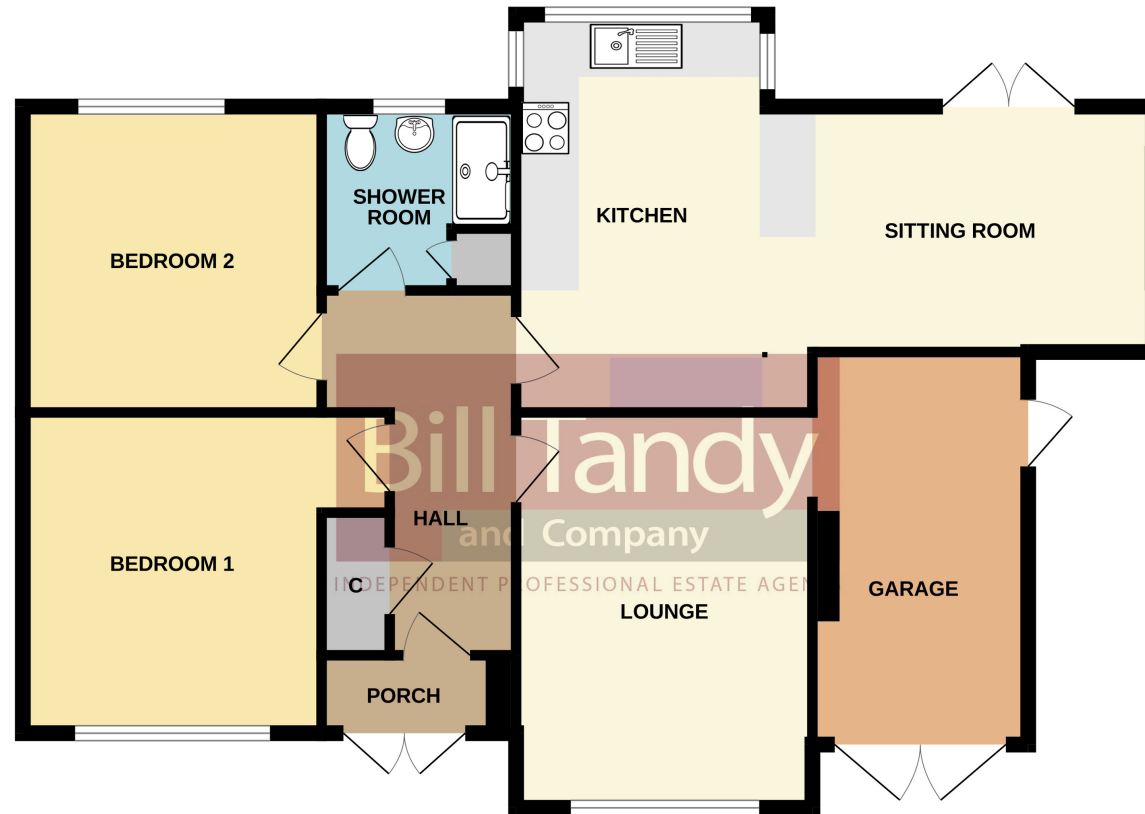
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



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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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