

# Bill Tandy

and Company

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**2 Kilby Avenue, Lichfield, Staffordshire,  
WS13 7TB**

**£325,000 Freehold**

- POPULAR MODERN DEVELOPMENT
- HIGH SPECIFICATION, CUL-DE-SAC POSITION
- SEMI-DETACHED HOUSE, HALL & GUEST W.C.
- LOUNGE, DINING FAMILY KITCHEN
- THREE BEDROOMS, EN-SUITE AND BATHROOM
- PARKING AND GARDENS
- EPC Rating B



**\*\* GENEROUS SIZE THREE BEDROOM SEM-DETACHED HOUSE WITH HIGH SPECIFICATION \*\*** Bill Tandy and Company, Lichfield, are delighted in offering for sale this generous size semi-detached house superbly located on this small and select development on the edge of Eastern Avenue with a range of amenities found nearby. The property has been recently built by Orbit Homes with a superb internal specification. Located on the cul de sac of Kilby Avenue the accommodation comprises reception hall, guests cloakroom, lounge with bay window, modern open plan dining kitchen, three first floor double bedrooms, en-suite and modern bathroom. Parking is found to the left hand side of the property, and the property has a rear garden. Early viewings are highly recommended to fully appreciate this well presented house.

## HALL

Front entrance door, internal door opens to

## DINING FAMILY KITCHEN

6.56m max x 5.51m max (21' 6" max x 18' 1" max) double glazed front window and French doors to rear, tiled floor, radiator, a range of high gloss base cupboards and drawers surmounted by preparation work tops, wall mounted storage units, inset stainless steel one and a half bowl sink, inset Bosch oven with four ring gas hob above and extractor fan, integrated fridge and freezer, integrated dishwasher and washing machine, ceiling spotlighting, useful understairs cupboard. Door to:

## GUEST CLOAKROOM

chrome towel rail, double glazed rear window, modern white suite comprises a wash hand basin and low flush w.c.

## LOUNGE

5.31m into bay x 3.47m (17' 5" into bay x 11' 5") Generous size through main reception room enjoys a double glazed front bay window, french doors to rear garden, laminate floor, two radiators and a feature fireplace with lighting and flame effect electric fire.

## FIRST FLOOR LANDING

Stairs from the dining kitchen ascend to the landing with loft access, pull down ladder, boarding for storage. Doors open to

## BEDROOM 1

3.48m x 3.52m (11' 5" x 11' 7") Double glazed window, radiator, a range of fitted wardrobes and door opens to

## EN-SUITE SHOWER ROOM

Modern white suite comprises a wash hand basin, low flush w.c., shower cubicle with shower over, tiled splashbacks double glazed rear window, chrome towel rail and tiled floor

## BEDROOM 2

2.66m x 5.13m (8' 9" x 16' 10") Double glazed front window and radiator.

## BEDROOM 3

3.48m max x 3.69m max (11' 5" x 12' 1") double glazed rear window and radiator.

## FAMILY BATHROOM

Modern white suite comprises a wash hand basin, low flush w.c., bath with shower over, tiled splashbacks double glazed rear window chrome towel rail and tiled floor.

## OUTSIDE

### PARKING

The property enjoys a tandem driveway set to the left hand side with gate to rear garden.

### REAR GARDEN

Set to the rear is a generous size garden with paved patio, lawn beyond, shed, external power, water tap and side gate.

### COUNCIL TAX BAND D

### FURTHER INFORMATION/SUPPLIERS

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

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

### DEVELOPMENT CHARGES

Please note a small annual development charge is approximately £220. Details of which should be checked and verified by your solicitors before legal commitment.







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