



17 Giles Road, Lichfield, Staffordshire, WS13 7JU

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£300,000

Bill Tandy and Company are delighted to offer for sale this superbly presented and improved link detached situated on the popular cul de sac location of Giles Road. The property has undergone substantial improvement with a stylish interior and the benefit of a conservatory to rear, and for this reason we strongly urge the property is viewed to be fully appreciated. The accommodation briefly comprises side reception hall, lounge to front, superbly updated kitchen leading to a dining room, rear conservatory, three first floor bedrooms and an updated bathroom. The superb plot has ample parking to front leading to the garage to the rear, and a lovely landscaped rear garden. The cul de sac location is ideal for accessing Lichfield's amenities along with good commuter links to many Midland commercial centres and beyond. There are also sought after primary and secondary schools nearby.



SIDE RECEPTION HALL

approached via a UPVC double glazed entrance door with window alongside and having useful under stairs storage cupboard, LVT flooring and doors to:

LOUNGE

5.63m x 4.20m max (3.25m min) (18' 6" x 13' 9" max 10'8" min) this superb lounge extends the full width of the property having double glazed bow window to front, radiator, stairs to first floor and a feature fireplace with marble style hearth and insert, stone style surround with mantel above and inset gas fire.

RE-FITTED KITCHEN

2.73m x 2.61m (8' 11" x 8' 7") having a range of cream Shaker style base cupboards and drawers surmounted by round edge work tops, tiled surround, matching wall mounted cupboards, inset one and a half bowl sink with swan neck mixer tap, built-in double oven and grill, electric hob with extractor fan above, spaces for dishwasher and fridge/freezer, LVT flooring and spotlighting. An opening leads through to:

DINING ROOM

3.71m x 2.72m max (2.25m min) (12' 2" x 8' 11" max 7'5" min) having LVT flooring flowing through from the kitchen, radiator and double glazed sliding patio doors open to:

CONSERVATORY

5.50m x 2.18m (18' 1" x 7' 2") having double glazed windows overlooking the rear garden, French doors opening to the garden patio, LVT flooring and glazed roof. There is a courtesy door to the garage.

FIRST FLOOR LANDING

approached via the staircase from the lounge and having useful linen cupboard and doors to:



BEDROOM ONE

3.96m max x 2.81m (13' 0" max x 9' 3") having double glazed window to front, radiator and superb built-in wardrobes with sliding doors.

BEDROOM TWO

2.92m x 2.53m (9' 7" x 8' 4") having double glazed window to rear and radiator.

BEDROOM THREE

2.93m x 2.27m max into recess (9' 7" x 7' 5" max into recess) having double glazed window to rear, radiator and access to eaves storage with sliding door.

RE-FITTED BATHROOM

2.26m x 1.72m (7' 5" x 5' 8") having obscure double glazed window to side and modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower appliance over, shower screen and aqua-boarding surround.



OUTSIDE

To the front of the property is a block paved and Crete print driveway providing parking for numerous vehicles and leading to the garage and the side entrance door to the property. To the rear of the property is a superbly improved garden with block paved patio with retaining wall and steps leading to shaped lawn beyond with pathway, there is space for a shed, hedging and fenced surround.

GARAGE

4.83m x 2.33m (15' 10" x 7' 8") approached via an up and over entrance door and having courtesy door to conservatory, light and power supply and housing the Worcester boiler.

COUNCIL TAX

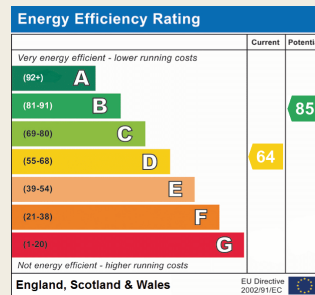
Band C.



FURTHER INFORMATION/SUPPLIERS

Mains water on a meter with South Staffs Water
 Gas and Electric - Utility Warehouse
 Broadband/T.V - Utility Warehouse.

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



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.



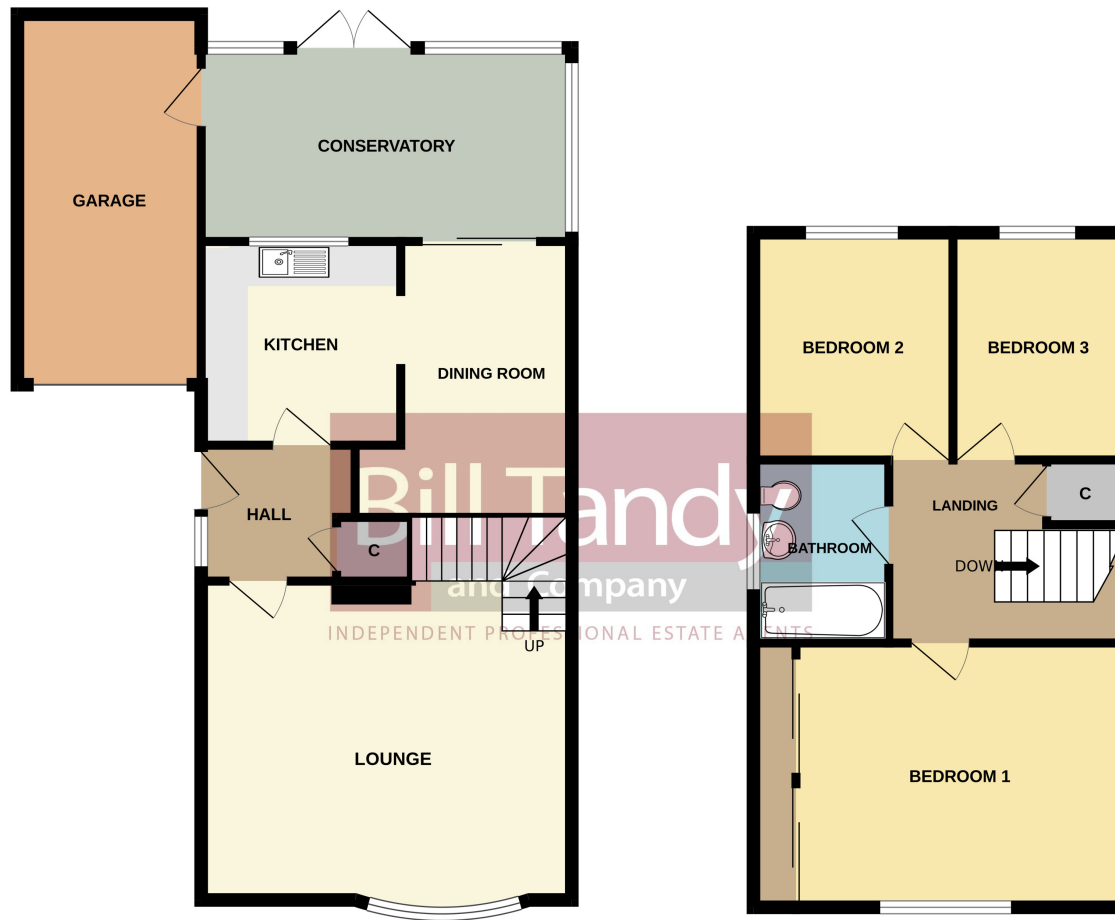
VIEWING

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



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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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