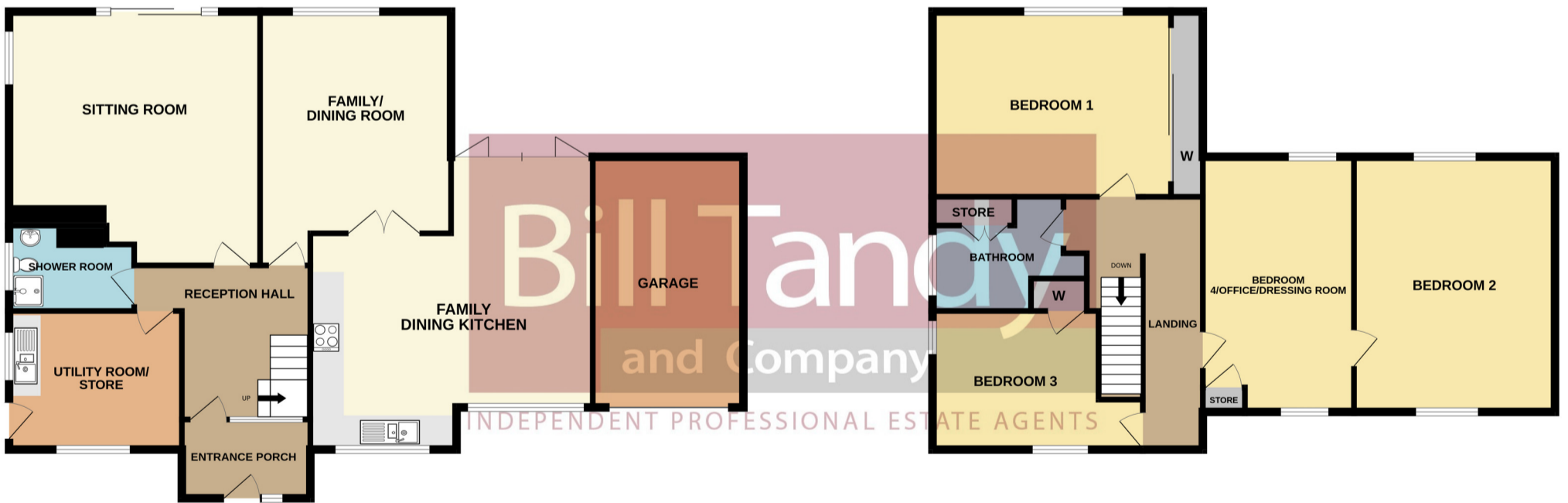


DRIFT

GROUND FLOOR

1ST FLOOR



72 WALSALL ROAD, LICHFIELD, WS13 8AF

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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72 Walsall Road, Lichfield,
Staffordshire, WS13 8AF

£750,000 Freehold Offers Over

Bill Tandy and Company are delighted in offering for sale this superbly presented, updated and extended detached family home located on the highly sought after Walsall Road. The property is superbly located a short distance away from the cathedral city centre of Lichfield with a range of shops, restaurants and bars. The property itself has been substantially improved and extended by the current owners to provide a wealth of accommodation and we strongly urge internal viewings for the property to be fully appreciated. The accommodation comprises porch, hall, updated ground floor shower room, lounge, dining/family room, superbly extended dining family kitchen, utility room, four first floor bedrooms and an updated bathroom. There is a tarmac driveway to the front providing ample parking and there are gardens to front and rear.



ENTRANCE PORCH

approached via a contemporary anthracite grey composite entrance door with window alongside and having tiled flooring and door to:

RECEPTION HALL

having Karndean flooring, staircase to first floor with under stairs recess, radiator and doors open to:

SITTING ROOM

5.37m max x 5.01m max (17' 7" max x 16' 5" max) having extra height double glazed patio doors and windows overlooking the rear garden, window to side, wooden flooring, radiator and feature exposed brick fireplace with inset, surround and recess.

DINING/FAMILY ROOM

4.54m x 3.95m (14' 11" x 13' 0") having double glazed window overlooking the rear garden, radiator and laminate floor.

OPEN PLAN FAMILY DINING KITCHEN

6.09m x 5.20m max (4.78m min) (20' 0" x 17' 1" max 15' 8" min) one of the distinct features of the property is this superb open plan family dining kitchen having ceiling spotlighting, laminate flooring, double glazed windows to front, anthracite grey aluminium bi-fold doors to rear garden, contemporary high gloss base cupboards and drawers with wooden preparation work tops above, wall mounted cupboards with down-lighting, tiled splashback surround, inset stainless steel one and a half bowl sink unit, inset AEG double oven and grill with four ring gas hob and extractor fan above, integrated dishwasher and spaces ideal for fridge/freezer and washing machine.

UTILITY ROOM/STORE

3.60m x 3.02m (11' 10" x 9' 11") this generously sized utility room has double glazed windows to front and side, door to side, base storage cupboards with round edge work top above, inset stainless steel sink, space for washing machine and tiled flooring.

RE-FITTED GROUND FLOOR SHOWER ROOM

2.60m x 2.24m into recess (8' 6" x 7' 4") superbly improved and with a contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed



shower appliance over, full ceiling height tiled splashback surround, chrome towel rail and tiled flooring.

GENEROUSLY SIZED FIRST FLOOR LANDING

having space for a dressing table or desk, loft access and doors open to:

BEDROOM ONE

6.06m max into wardrobe x 3.95m (19' 11" max into wardrobe x 13' 0") having double glazed window overlooking the rear garden, radiator, superbly fitted wardrobes with sliding doors having storage space and space for provision for T.V.

BEDROOM TWO

5.15m x 4.40m (16' 11" x 14' 5") superbly extended above the garage this generously sized bedroom has double glazed windows to front and rear, two radiators and ceiling spotlighting.

BEDROOM THREE

4.48m x 2.86m (14' 8" x 9' 5") having double glazed windows to front and side, radiator, access to eaves storage and built-in wardrobe.

BEDROOM FOUR/OFFICE

5.18m x 3.09m (17' 0" x 10' 2") having double glazed windows to front and rear, radiator and ceiling spotlighting.



RE-FITTED BATHROOM

3.49m max x 2.49m (11' 5" max x 8' 2") having a contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower screen and Triton shower appliance over, chrome towel rail, tiled flooring, full ceiling height tiled splashback surround and double doored linen store cupboard.

OUTSIDE

One of the distinct features of the property is its generously sized tarmac drive providing parking for several vehicles and leading to the garage, and there is an additional gravelled parking area if required. There is a generous shaped lawned foregarden with hedged surround for screening. To the rear of the property is a paved patio entertaining space and a sweeping retaining wall giving access to the shaped lawn, well stocked borders and space for shed.

GARAGE

approached via an electrically operated roller shutter entrance door and having radiator, lighting and power.

COUNCIL TAX

Band E.



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/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	74	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.