

Bill Tandy
and Company

DRAFT

17 Hobs Road, Lichfield, Staffordshire, WS13 6SZ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**17 Hobs Road, Lichfield,
Staffordshire, WS13 6SZ**

£250,000 Offers over

Enjoying a very convenient setting ideal for access to local amenities, facilities and the road network, this traditional former police house offers a well planned accommodation layout throughout. Having been lovingly cared for by the present owners for many years the property has two good reception rooms and three bedrooms. A perfect family home, the garden is ideal and has been attractively landscaped and well maintained. With the benefit of no upward chain the property also has UPVC double glazing and gas fired central heating. A great opportunity for a first time buyer or family buyer, an early viewing is strongly recommended.

CANOPY PORCH

with external wall lantern and UPVC obscure double glazed entrance door opening to:

SPACIOUS RECEPTION HALL

having feature laminate flooring, stairs leading off with spindle balustrade and useful cupboard space beneath, radiator and door to:

GUESTS W.C.

having a low level W.C., feature panelled walling and UPVC obscure double glazed window.

FAMILY LOUNGE

4.32m x 3.80m (14' 2" x 12' 6") having central feature fireplace with natural wood surround with marble hearth and backing housing a gas living flame coal effect fire, sealed unit double glazed sliding patio doors out to the rear garden, a continuation of the feature laminate flooring and coving to ceiling.

DINING ROOM

3.16m x 3.02m (10' 4" x 9' 11") having leaded UPVC double glazed bow window to front, further double glazed window to side, a continuation of the feature laminate flooring, radiator, coving to ceiling and archway through to:

KITCHEN

3.00m x 2.57m (9' 10" x 8' 5") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards and display shelving, single drainer one and a half bowl stainless steel sink unit with swan neck mixer tap, space for electric oven, space for fridge/freezer and space and plumbing for washing machine, co-ordinated tiled splashbacks, UPVC obscure double glazed door to rear and UPVC double glazed window to same, feature tiled flooring and built-in cupboard housing the Glow-worm condensing gas central heating boiler.



FIRST FLOOR LANDING

having spindle balustrade, UPVC leaded double glazed window and doors leading off to:

BEDROOM ONE

4.30m max x 3.93m max (3.16m min) (14' 1" max x 12' 11" max 10' 4" min) having full height and width wardrobes with sliding doors, UPVC double glazed window to rear, radiator, coving to ceiling and double doored built-in linen cupboard with shelving and overhead storage.

BEDROOM TWO

3.75m x 3.03m (12' 4" x 9' 11") having UPVC double glazed window to rear, radiator, coving with ceiling rose and laminate flooring.

BEDROOM THREE

2.84m x 2.26m (9' 4" x 7' 5") having fitted double wardrobe with sliding door, radiator, UPVC leaded double glazed window to front, cupboard recess and coving to ceiling.





BATHROOM

having suite comprising panelled bath with mixer tap and shower attachment, separate tiled shower cubicle with Briston shower fitment, corner pedestal wash hand basin with tiled splashback, close coupled W.C., ceramic floor tiling, UPVC obscure double glazed window to side, Dimplex fan heater, fitted vanity cupboard and wall mirror.

OUTSIDE

The property is set back off the road with a side tarmac driveway providing parking for several cars and a block paved pathway leading to the front door. There is a neat lawned foregarden with walled perimeter and shrubbery side border, and a gated entrance leads to the rear. To the rear of the property is a superb sized garden with generous patio seating area with feature pergola and dwarf raised walled borders with central pathway between neatly tended lawns together with a rear access gate, fenced and hedged perimeters, mature shrubbery and useful garden sheds.

COUNCIL TAX

Band C.



FURTHER INFORMATION/SUPPLIES

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

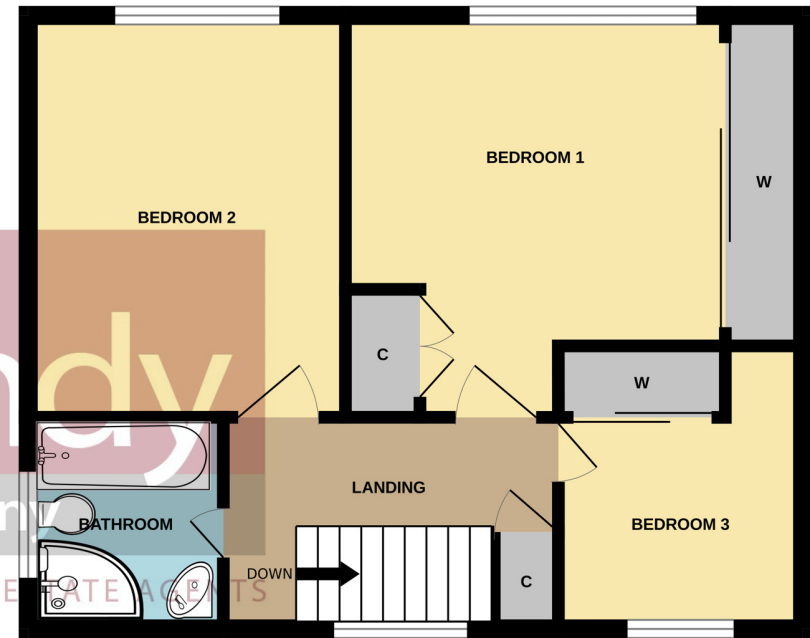
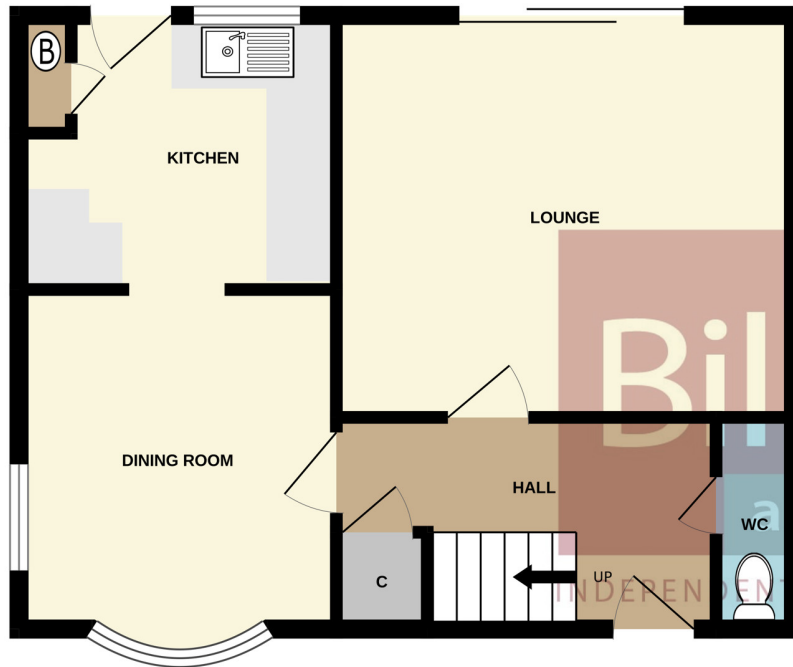
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



17 HOBS ROAD, LICHFIELD, STAFFORDSHIRE WS13 6SZ

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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