



LAW
PROPERTY

43 Parnell Avenue, Lichfield, Staffordshire, WS13 6NX

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

43 Parnell Avenue, Lichfield, Staffordshire, WS13 6NX

£399,950

Bill Tandy and Company, Lichfield, are delighted in offering for sale this immaculately presented and superbly updated semi detached home located on the edge of the highly sought after Darwin Park development. Only a short distance away from the cathedral city centre of Lichfield, the property has been superbly improved by the current owner with newly added anthracite grey windows and modern interior. We strongly urge internal viewings for the property to be fully appreciated and the accommodation comprises canopy porch, reception hall, guests cloakroom, dual aspect lounge, open plan family dining kitchen with door to rear garden, three first floor bedrooms, one having an en suite, and family bathroom. There are gardens to the front and rear, a side parking area and useful garage with courtesy door to the rear.



CANOPY PORCH

leading to the composite entrance door which opens to:

RECEPTION HALL

having upright designer radiator, laminate floor, stairs to first floor and doors open to:

GUESTS CLOAKROOM

having obscure double glazed window to side, radiator, laminate flooring and modern suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

LOUNGE

3.84m x 3.10m (12' 7" x 10' 2") having UPVC double glazed windows to rear and side, double glazed French doors to rear garden, radiator and laminate flooring.

FAMILY DINING KITCHEN

5.65m max into bay x 5.20m max (3.25m min) (18' 6" max into bay x 17' 1" max 10'8" min) one of the distinct features of the property is its superb and generously sized kitchen extending from front to rear and has been superbly improved and modernised by the current owner. There is a double glazed walk-in bay window to front, double glazed window and door to rear garden, two radiators, laminate flooring, under stairs storage cupboard, handleless gloss base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted storage cupboards, inset stainless steel one and a half bowl sink unit, built-in John Lewis double oven, Bosch four ring gas hob with extractor fan above and spaces ideal for fridge/freezer, washing machine and tumble dryer.

FIRST FLOOR LANDING

having UPVC double glazed window to front, upright designer radiator, loft access, airing cupboard housing Megaflo cylinder and doors open to:



MASTER BEDROOM

3.23m x 2.81m (10' 7" x 9' 3") having double glazed window to rear, radiator, useful built-in double wardrobe and door to:

UPDATED EN SUITE SHOWER ROOM

2.00m x 1.28m (6' 7" x 4' 2") having obscure double glazed window to rear, radiator and modern updated suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with sliding doors and Hydramax shower appliance over.

BEDROOM TWO

4.15m max (2.80m min) x 3.23m max (2.83m min) (13' 7" max 9'2" min x 10' 7" max 9'3" min) having double glazed window to rear, radiator and useful built-in double wardrobe.

BEDROOM THREE

3.92m max (3.01m min) x 2.18m (12' 10" max 9'11" min x 7' 2") having double glazed window to front and radiator.



BATHROOM

1.77m x 1.78m (5' 10" x 5' 10") having radiator and modern suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and bath with shower screen and shower head attachment.

OUTSIDE

There is a tarmac driveway set to the right hand side of the property leading to the garage, and there is a gate leading to the rear garden. To the rear of the property is a generous paved patio area ideal for entertaining with shaped lawn set beyond with borders, useful store shed and side gate leading to the parking area.

GARAGE

5.47m x 2.51m (17' 11" x 8' 3") being approached via an up and over entrance door and having double glazed door to rear, light and power supply with separate consumer unit and useful partially boarded loft storage area.

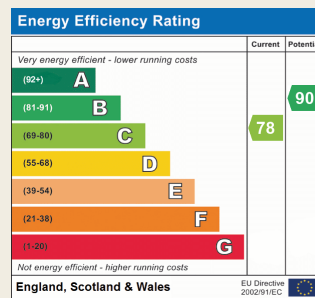
COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - Octopus Energy. T.V and Broadband – 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.



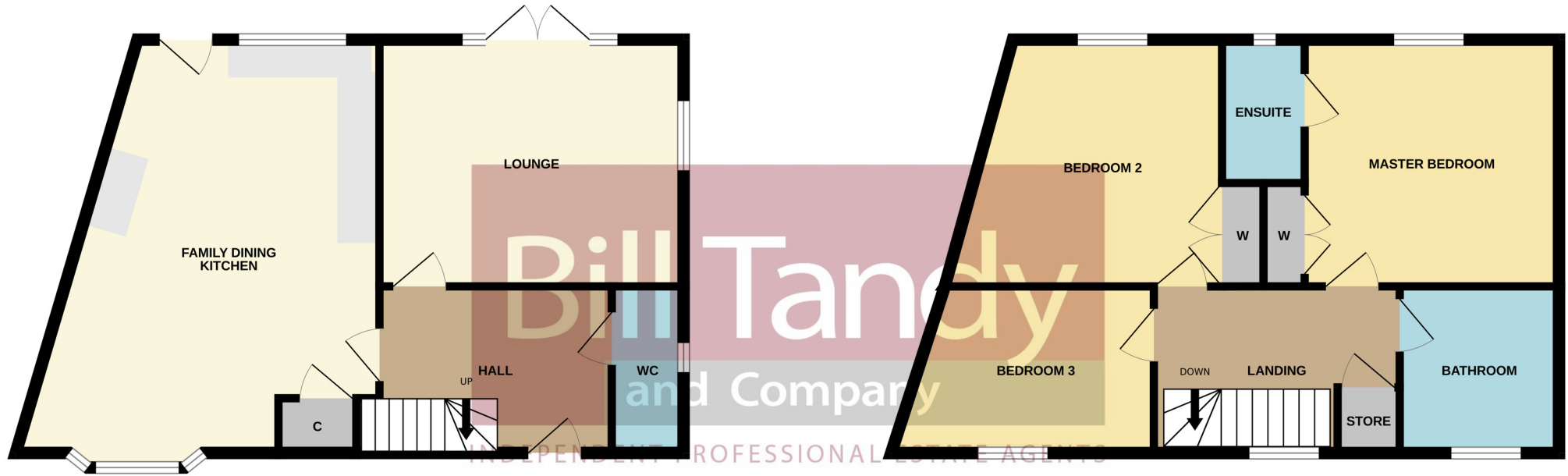
VIEWING

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



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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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