



# DRAFT

Orchard Lodge, 1 Hill Crest Drive, Lichfield, Staffordshire,  
WS13 7AX

Bill Tandy

and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



# Orchard Lodge, 1 Hill Crest Drive, Lichfield, Staffordshire, WS13 7AX

## £895,000

Bill Tandy and Company are delighted in offering for sale this truly stunning executive detached bungalow on the prime location and private road of Hill Crest Drive located off Nether Beacon and within walking distance from the cathedral city centre of Lichfield. Orchard Lodge has undergone substantial improvement and has been sympathetically extended, improved and modernised throughout offering stunning internal accommodation. One of the distinct features of the property is its magnificent plot with a gated approach offering parking for numerous vehicles and a detached double garage. The property briefly comprises porch, hall, guests cloakroom, stunning lounge, superbly updated and extended family dining kitchen, utility, three double bedrooms, two being en suite, and a main shower room. The property is approached via a generously sized parking area, detached double garage and access to both sides of the property. There are superbly well maintained and cleverly designed for front and rear gardens. Photographs and words will not do the property true justice, and viewings are imperative in order to appreciate the extent of accommodation and features it offers.



### ENTRANCE PORCH

approached via double UPVC glazed entrance doors and having an internal double glazed door with window alongside opening to:

### RECEPTION HALL

having feature Karndean flooring, airing cupboard, loft access, radiator and doors open to:

### GUESTS CLOAKROOM

having an obscure double glazed window to front, Amtico flooring, suite comprising vanity unit with storage and wash hand basin and low flush W.C.

### LOUNGE

7.40m max into bay x 4.26m (24' 3" max into bay x 14' 0") a generously sized room having UPVC double glazed walk-in bay window to front, double glazed window to side, two column radiators, feature Karndean flooring and a feature and focal point fireplace with natural stone hearth, inset, surround and mantel above housing an inset gas flame effect fire.

### DINING/SITTING/KITCHEN

8.72m x 6.00m max (5.08m min) (28' 7" x 19' 8" max) this superb extended and open plan entertaining space has an abundance of light provided by the light lantern, double glazed window to rear and patio doors to the rear garden. There is LVT flooring, two radiators, ceiling light point, cream Shaker style units comprising base cupboards and drawers with Corian and granite work tops above, wall mounted cupboards with under-cupboard lighting, centrally positioned island with additional storage, preparation area, power and breakfast bar area. One of the distinct features of the kitchen area are the double opening doors to pantry storage with illuminated shelving. The kitchen also has a Villeroy and Boch one and a half bowl ceramic sink with swan neck and Qooker hot water tap, Miele inset oven and warming drawer, Miele combination microwave/oven, integrated dishwasher and fridge, Kickpan electric fan assisted heater and stunning multi-oven Aga. Door opens to:

### UTILITY ROOM

3.34m x 1.77m (10' 11" x 5' 10") Karndean tile effect flooring, double glazed door and window to rear, column radiator, base storage cupboards with round edge work top above, inset stainless steel sink, spaces ideal for freezer and washing machine and wall mounted Glow-worm boiler.



### BEDROOM ONE

4.85m x 4.70m (15' 11" x 15' 5") having UPVC double glazed window to front, radiator and a superb range of built-in wardrobes.

### MAIN SHOWER ROOM

2.62m x 2.32m (8' 7" x 7' 7") Located off the main hall and closest to the main bedroom, this modern shower room comprises a vanity unit with sink above, low flush w.c. bidet, shower cubicle with shower screen, shower appliance with aqua boarding surround and spot lighting.

### BEDROOM TWO

6.01m max (4.68m min) x 3.30m (19' 9" max 15' 4" min x 10' 10") an extended bedroom and having double glazed window to rear, radiator, two sets of built-in wardrobes and door to:

### EN SUITE SHOWER ROOM

2.34m x 1.21m (7' 8" x 4' 0") having an obscure double glazed window to side, heated towel rail, contemporary suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower screen, shower appliance and aqua boarding surround, ceiling spotlighting and tiled flooring.

### BEDROOM THREE/OFFICE/SNUG

4.77m x 3.53m (15' 8" x 11' 7") this room offers a versatile range of uses and is currently used as a office/snug, but could also be used as a bedroom. There is storage space ideal for a tumble dryer, UPVC double glazed windows to front and side, radiator and door to:



#### EN SUITE SHOWER ROOM

2.78m x 1.26m (9' 1" x 4' 2") having an obscure double glazed window to side, heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C., bidet and shower cubicle with glazed shower screen and shower appliance over with aquaboarding and ceiling spotlighting.

#### OUTSIDE

The property is superbly positioned in a secluded hideaway location located off Nether Beacon. The front of the property is approached via electrically operated double wrought-iron gates leading to a cleverly designed in-and-out style red tarmac driveway providing parking for numerous vehicles with low maintenance gravelled borders with mature trees, shrubs and fencing. One of the distinct features of the property is the superbly landscaped and low maintenance rear garden having two paved patio spaces, cleverly designed herbaceous borders with further gravelling, external lighting, summerhouse, useful shed and door to an internal store room.

#### DETACHED DOUBLE GARAGE

5.54m x 5.17m (18' 2" x 17' 0") approached via electrically operated roller shutter door and having useful eaves storage and light and power supply. External water tap.

#### COUNCIL TAX

Band F.



#### FURTHER INFORMATION/SUPPLIES

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

#### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

#### 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.

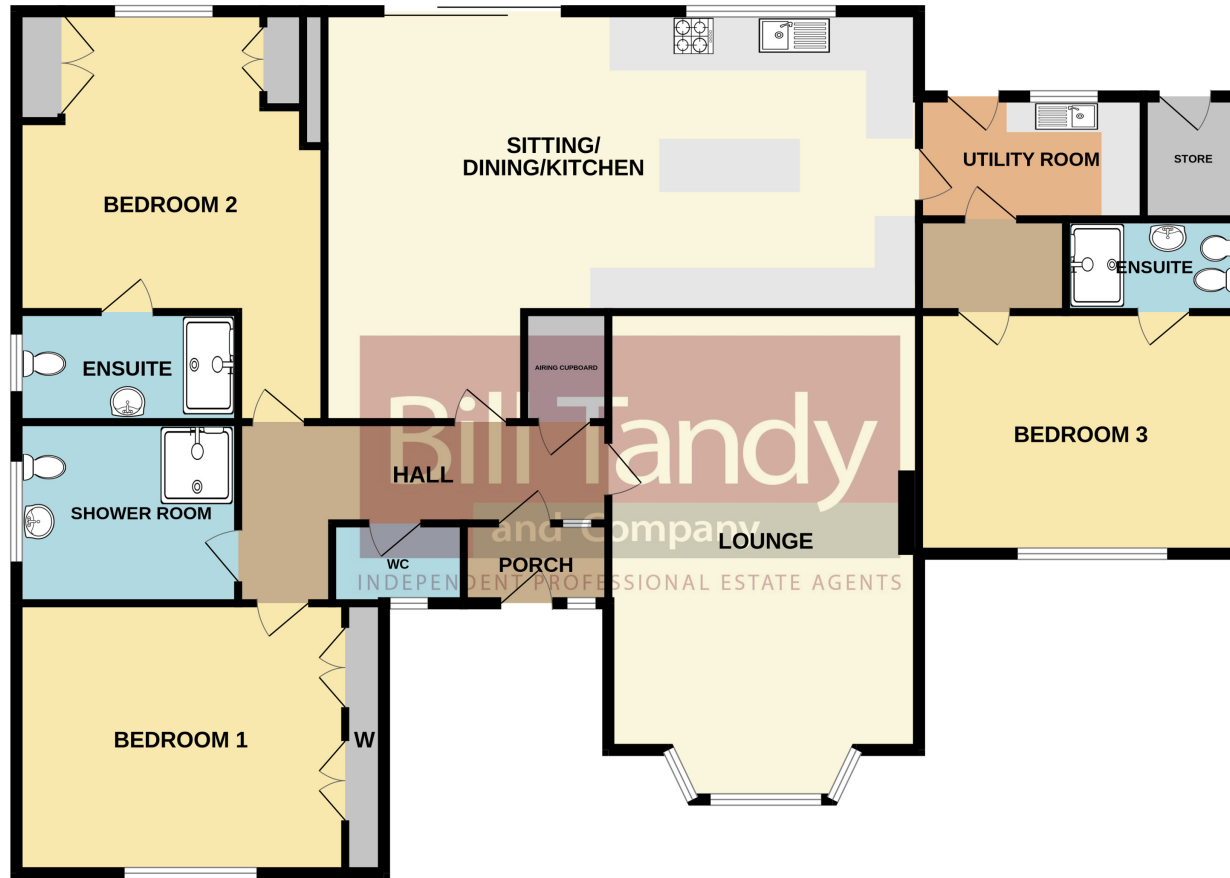


#### VIEWING

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](mailto: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



ORCHARD LODGE, 1 HILL CREST DRIVE, LICHFIELD, WS13 7AX

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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