



26 The Leasowe, Lichfield, Staffordshire, WS13 7HD

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£425,000

This superbly located and wonderfully presented detached bungalow enjoys a delightful setting within this well established residential area of Lichfield. With its superb south-westerly facing rear aspect, perfect for enjoying afternoon and evening sunshine from its wonderfully private garden, this property has so much to offer. The three bedroom layout has a degree of versatility, whilst the very spacious 'L' shaped breakfast kitchen is perfect for many buyers. A conservatory has been added to the rear, ideal for enjoying the lovely garden views. Well placed within the cathedral city of Lichfield with easy access to excellent local facilities, an early viewing of this fine bungalow would be strongly recommended.



RECEPTION HALL

approached via an obscure UPVC double glazed entrance door with external wall lantern and having radiator, coving, central heating thermostat and timer and built-in airing cupboard with linen shelving.

LOUNGE

4.32m max into bay x 3.70m (14' 2" max into bay x 12' 2") a charming room having UPVC double glazed bay window to front, double radiator, inset electric fire feature and coving.

'L' SHAPED BREAKFAST KITCHEN

4.64m max x 4.41m max (15' 3" max x 14' 6" max) a superb sized kitchen having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including corner display shelving and glazed display cabinets, built-in electric double oven and grill with four ring ceramic hob with concealed extractor, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, co-ordinated tiled splashbacks, radiator, ample space for breakfast table and double glazed sliding patio door opening to:

CONSERVATORY

5.98m x 2.15m (19' 7" x 7' 1") a delightful addition to the property, perfectly positioned to enjoy lovely views over the private rear garden and being UPVC double glazed on a brick base with laminate flooring, ceiling fan/light, radiator and door to:

LOBBY

with door to breakfast kitchen and further door to garage.

BEDROOM ONE

3.35m x 3.05m (11' 0" x 10' 0") having UPVC double glazed window to front, radiator and coving.



BEDROOM TWO

3.35m x 2.72m (11' 0" x 8' 11") presently used as a dining room and having UPVC double glazed window to rear, radiator and coving.

BEDROOM THREE

3.35m x 2.13m (11' 0" x 7' 0") having UPVC double glazed window to side, radiator and coving.

BATHROOM

having a white suite comprising panelled bath with Triton electric shower fitment over and glazed screen, pedestal wash hand basin and close coupled W.C., chrome heated towel rail/radiator, comprehensive ceramic wall tiling, obscure UPVC double glazed window to rear and a mirrored vanity cabinet.



OUTSIDE

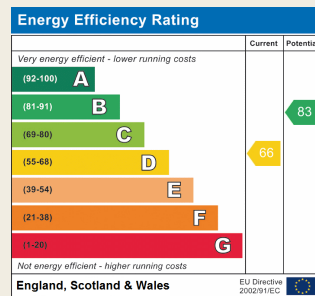
The property is set back off the road with a block paved driveway providing parking for a couple of cars, a central lawn with hedgerow perimeters and side gated access leading to the rear garden. To the rear of the property is a superb sized and a very private garden with a sunny south westerly aspect and having a block paved patio, generous lawn, well tended hedgerow perimeters, mature fruit trees, useful garden storage shed and flower and herbaceous borders.

GARAGE

5.03m x 3.00m (16' 6" x 9' 10") approached via double divisional entrance doors and having fluorescent light, power points, wall mounted Worcester combination gas central heating boiler and door to the lobby.

COUNCIL TAX

Band E.



TENURE

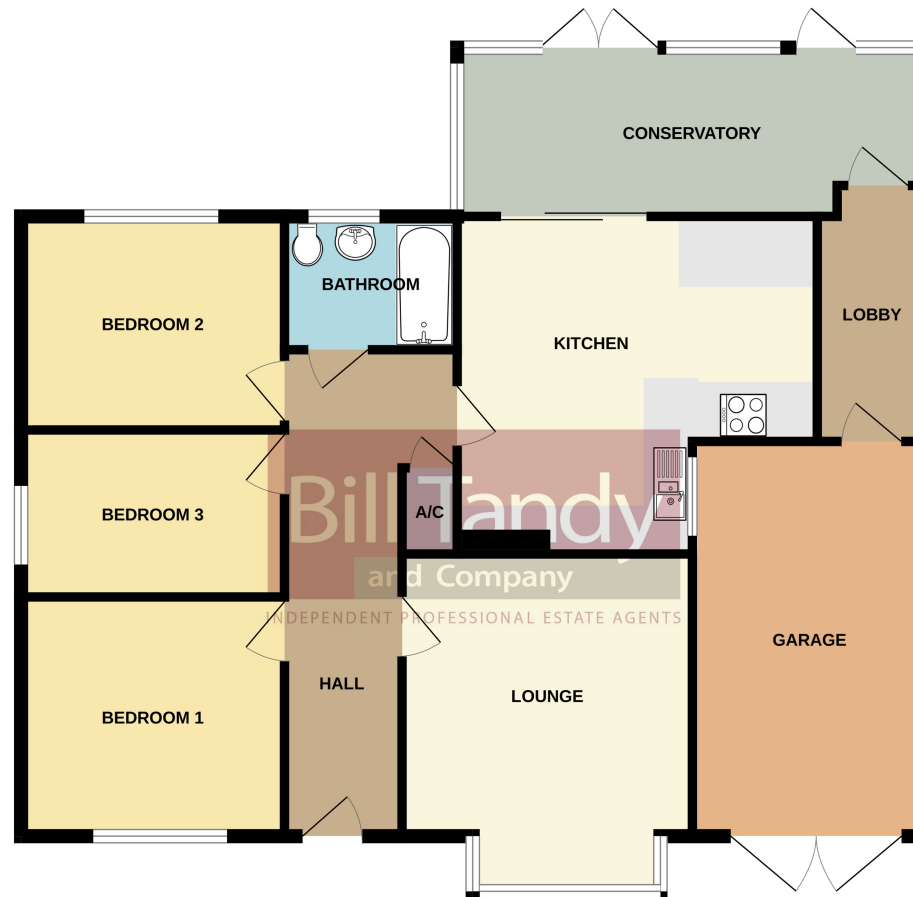
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



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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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