



2 Kilby Avenue, Lichfield, Staffordshire, WS13 7TB

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£325,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this generous size semi-detached house superbly located on this small and select development on the edge of Eastern Avenue with a range of amenities found nearby. The property has been recently built by Orbit Homes with a superb internal specification. Located on the cul de sac of Kilby Avenue the accommodation comprises reception hall, guests cloakroom, lounge with bay window, modern open plan dining kitchen, three first floor double bedrooms, en-suite and modern bathroom. Parking is found to the left hand side of the property, and the property has a rear garden. Early viewings are highly recommended to fully appreciate this well presented house.



HALL

Front entrance door, internal door opens to

DINING FAMILY KITCHEN

6.56m max x 5.51m max (21' 6" max x 18' 1" max) double glazed front window and French doors to rear, tiled floor, radiator, a range of high gloss base cupboards and drawers surmounted by preparation work tops, wall mounted storage units, inset stainless steel one and a half bowl sink, inset Bosch oven with four ring gas hob above and extractor fan, integrated fridge and freezer, integrated dishwasher and washing machine, ceiling spotlighting, useful downstairs cupboard. Door to:

GUEST CLOAKROOM

chrome towel rail, double glazed rear window, modern white suite comprises a wash hand basin and low flush w.c.

LOUNGE

5.31m into bay x 3.47m (17' 5" into bay x 11' 5") Generous size through main reception room enjoys a double glazed front bay window, french doors to rear garden, laminate floor, two radiators and a feature fireplace with lighting and flame effect electric fire.

FIRST FLOOR LANDING

Stairs from the dining kitchen ascend to the landing with loft access, pull down ladder, boarding for storage. Doors open to

BEDROOM 1

3.48m x 3.52m (11' 5" x 11' 7") Double glazed window, radiator, a range of fitted wardrobes and door opens to

EN-SUITE SHOWER ROOM

Modern white suite comprises a wash hand basin, low flush w.c., shower cubicle with shower over, tiled splashbacks double glazed rear window, chrome towel rail and tiled floor



BEDROOM 2

2.66m x 5.13m (8' 9" x 16' 10") Double glazed front window and radiator.

BEDROOM 3

3.48m max x 3.69m max (11' 5" x 12' 1") double glazed rear window and radiator.

FAMILY BATHROOM

Modern white suite comprises a wash hand basin, low flush w.c., bath with shower over, tiled splashbacks double glazed rear window chrome towel rail and tiled floor.

OUTSIDE

PARKING

The property enjoys a tandem driveway set to the left hand side with gate to rear garden.

REAR GARDEN

Set to the rear is a generous size garden with paved patio, lawn beyond, shed, external power, water tap and side gate.

COUNCIL TAX BAND D



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/>

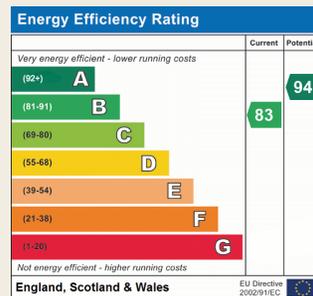
DEVELOPMENT CHARGES

Please note a small annual development charge is approximately £220. Details of which should be checked and verified by your solicitors before legal commitment.



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 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

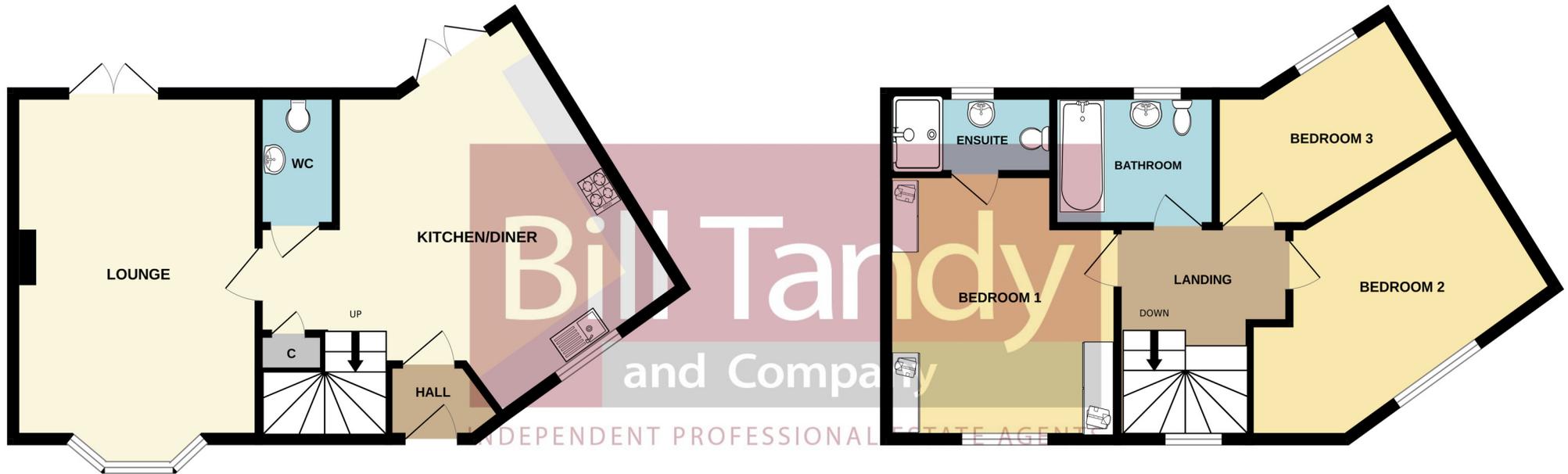
VIEWING

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

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



2, KILBY AVENUE, LICHFIELD WS13 7TB

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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