



39 Taylor Way, Lichfield, Staffordshire, WS13 6US

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**39 Taylor Way, Lichfield,
Staffordshire, WS13 6US**

£420,000

**** WOW - RECENTLY BUILT MODERN DETACHED FAMILY HOME ** EARLY VIEWINGS RECOMMENDED **** Bill Tandy Lichfield are delighted to offer for sale this modern detached family home recently built by David Wilson home on the Hallam Park development. This modern detached house enjoys a superb modern interior with the added benefit of a landscaped and low maintenance rear garden. The property comprises a reception hall, guest cloakroom, lounge, modern open plan dining kitchen, three bedrooms, en-suite shower room, bathroom, garage to side, parking and superbly landscaped gardens. Council Tax band D and EPC rating B.



RECEPTION HALL

accessed via a front entrance door and having LVT floor, radiator, stairs to first floor with useful under stairs storage cupboard and doors open to:

GROUND FLOOR W.C.

having radiator and suite comprising pedestal wash hand basin with tiling surround and low flush W.C.

LOUNGE

5.58m x 2.92m (18' 4" x 9' 7") having double glazed window to front, double glazed French doors opening to the rear garden, door to kitchen, two radiators and bespoke made furniture comprising storage cupboards, recessed display alcoves and space and provision for T.V.

DINING KITCHEN

5.22m x 4.15m max (17' 2" x 13' 7" max) having double glazed window to front, double glazed French doors to rear garden, LVT floor, two radiators, LVT floor, white gloss base cupboards and drawers with round edge work tops, matching upstand splashbacks, wall mounted cupboards, inset stainless steel sink, inset Miele oven, four ring Zanussi hob with glass splashback surround and extractor fan, integrated fridge, freezer, washing machine and dishwasher and concealed space for boiler.

FIRST FLOOR LANDING

having radiator, two double glazed windows to front and doors to:

BEDROOM ONE

3.32m x 3.00m (10' 11" x 9' 10") having a superb range of bespoke fitted single and double wardrobes, further built-in storage/dressing table, double glazed window to front and radiator.



EN SUITE SHOWER ROOM

having an obscure double glazed window to rear, towel rail and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and tiled surround.

BEDROOM TWO

3.24m max (2.74m min) x 3.04m (10' 8" max 9' min x 10' 0") having double glazed window to rear, radiator and built-in double wardrobe.

BEDROOM THREE

3.42m x 2.02m (11' 3" x 6' 8") having double glazed window to front and radiator.

BATHROOM

having an obscure double glazed window to rear, towel rail and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath.



OUTSIDE

Set to the left hand side of the property is a useful parking area with tarmac drive, paved pathway leading to the front entrance door and side gate. To the rear of the property is a substantially improved and landscaped rear garden providing a low maintenance feel having slate style paved patio, artificial lawn area with additional raised decked rear patio, raised borders with wood sleepers and fenced and walled surround.

GARAGE

having up and over entrance door and useful loft storage area.

AGENTS NOTE

We understand from the vendor the last maintenance charge for the road was £130.00 per annum details of which should be checked by your solicitor before legal commitment.

COUNCIL TAX

Band D.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

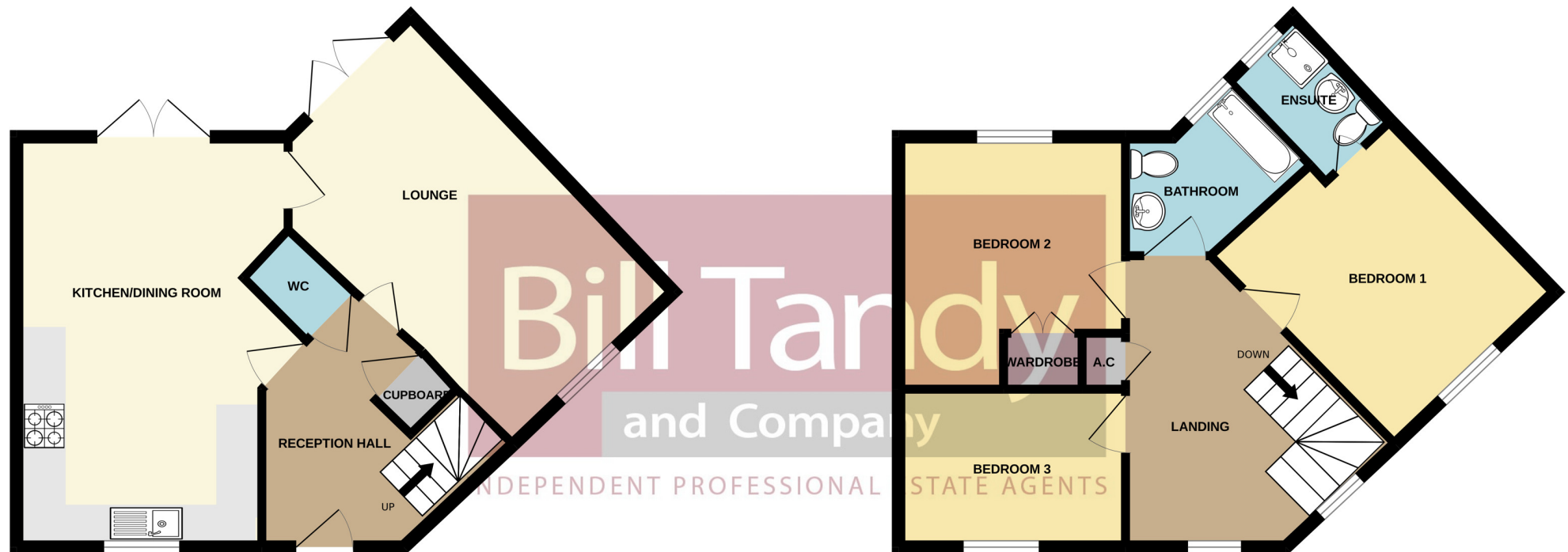
VIEWING

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



39 TAYLOR WAY, LICHFIELD, WS13 6US

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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