

Bill Tandy
and Company

15 Woodfields Drive, Lichfield, Staffordshire, WS14 9HH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£525,000

Bill Tandy and Company are delighted to offer for sale this detached family home located at the end of this highly sought after and tree-lined cul-de-sac of Woodfields Drive. The property is superbly positioned on the south side of Lichfield in a prestigious location within the highly sought after school catchment area, whilst being within close proximity of the city centre of Lichfield. The property itself provides generous size family accommodation, which we strongly urge is viewed internally to be fully appreciated and is offered with the benefit of no upward chain. The accommodation comprises reception hall, guests cloakroom, 'L' shaped lounge/dining room, breakfast kitchen, four first floor bedrooms and bathroom. The exterior of the property is approached via a tarmac driveway with access to garage and car port, whilst one of the distinct features of the property is its superb sized rear garden. The property's location is ideal for commuting with nearby access to the A38, A5 and M6 toll road, whilst train line access is available from Lichfield City and Trent Valley stations to Birmingham and London.



CANOPY PORCH

providing access to the obscure double glazed door flanked by windows either side and leads to:

RECEPTION HALL

with staircase to first floor with useful under stairs storage cupboard, radiator and doors open to:

GUESTS CLOAKROOM

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

'L' SHAPED LOUNGE/DINING ROOM

6.64m x 5.84m max (3.74m min) (21' 9" x 19' 2" max 12'3" min) this generously sized 'L' shaped open plan main living room has double glazed windows to front and rear, double glazed door to the rear garden, two radiators and the feature and focal point of the room is the fireplace with marble hearth, inset, surround and mantel housing an inset gas fire.

BREAKFAST KITCHEN

5.16m x 2.72m (16' 11" x 8' 11") having double glazed windows to rear and side, double glazed door to side, radiator, base and wall mounted storage cupboards, round edge work preparation tops, tiling surround, inset twin bowl stainless steel sink and spaces for white goods.

FIRST FLOOR LANDING

having radiator, loft access, boiler cupboard housing the Worcester boiler and linen shelving and doors open to:

BEDROOM ONE

3.89m x 3.78m max (12' 9" x 12' 5" max) having double glazed window to front, radiator and fitted bedroom furniture comprising two sets of double wardrobes and centrally positioned dressing table.



BEDROOM TWO

3.88m x 3.68m (12' 9" x 12' 1") having double glazed window to front, radiator and a useful over stairs storage cupboard/wardrobe.

BEDROOM THREE

2.73m x 2.70m (8' 11" x 8' 10") having double glazed window to rear, radiator and useful wardrobe/store cupboard.

BEDROOM FOUR

2.79m max x 2.69m (9' 2" max x 8' 10") this 'L' shaped bedroom has a double glazed window to rear and radiator.

BATHROOM

2.19m x 1.67m (7' 2" x 5' 6") having an obscure double glazed window to rear, chrome heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over.



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OUTSIDE

The property is superbly located towards the end of this highly desirable cul de sac, and has a tarmac driveway to the front providing access to the garage and the overhang canopy providing an additional car port space if required with access to front entrance door. There is a side gate leading to the rear. To the rear of the property is a paved patio area for entertaining with sweeping shaped lawn beyond with paved pathway, and a range of mature trees and shrubs providing superb screening.

GARAGE

5.31m x 2.92m (17' 5" x 9' 7") having a roller electrically operated shutter door, window and door to side, light and power supply.

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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

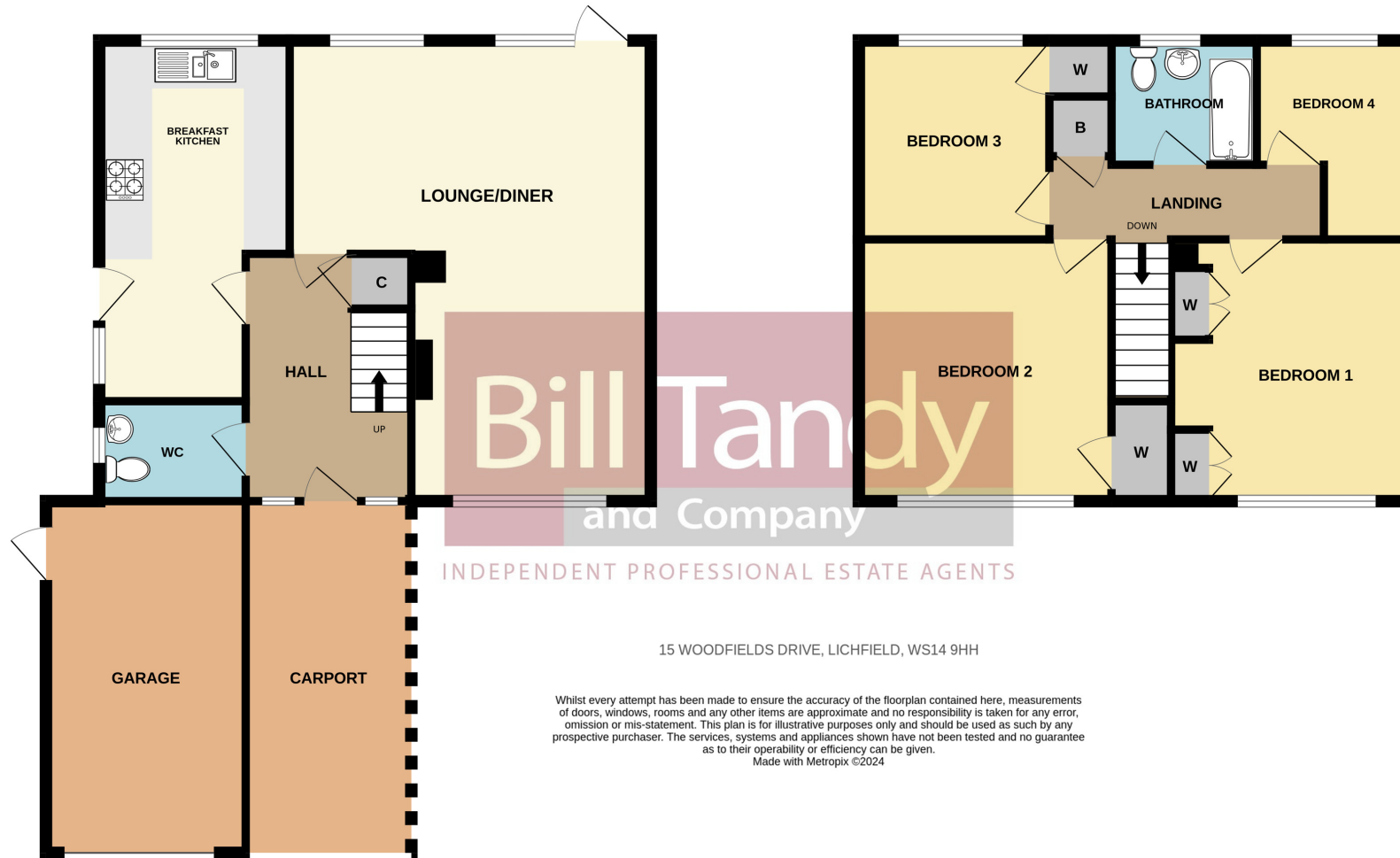
VIEWING

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



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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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