



11 Giffords Croft, Lichfield, Staffordshire, WS13 7HG

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 11 Giffords Croft, Lichfield, Staffordshire, WS13 7HG

## £425,000

\*\* EXTENDED DETACHED HOUSE IN A SOUGHT AFTER LOCATION \*\* Bill Tandy are delighted in offering for sale this well presented and extended detached family home superbly located on the desirable road of Giffords Croft. Located off Swallow Croft and The Leasowe, the house is ideally positioned a short walk into the City Centre of Lichfield, nearby Morrisons superstore and an extensive range of pubs and takeaways. The property itself has been thoughtfully extended and still offers excellent scope for further developing due to its generous plot size. The property comprises an entrance porch, reception hall, downstairs w.c., extended rear appointed lounge and kitchen, laundry, dining room to front with feature bay window. To the first floor are three bedrooms with a tastefully improved and modern bathroom. Externally is parking to front, garage and a feature rear garden. The property further enjoys the benefit of no upward chain and early viewings are highly recommended.



### PORCH, HALL & GUEST CLOAKROOM

#### LOUNGE

3.51m x 6.44m (11' 6" x 21' 2")

#### DINING ROOM

3.52m x 4.05m into bay (11' 7" x 13' 3" into bay)

#### KITCHEN

2.49m x 6.13m (8' 2" x 20' 1")

#### LAUNDRY ROOM

1.4m max 1.2 min x 6.13m (3' 11" min 4' 7" max x 20' 1")

### ON THE FIRST FLOOR

Doors from the Landing open to

#### BEDROOM 1

4.43m x 4.19m into bay (14' 6" x 13' 9" onto bay)

#### BEDROOM 2

3.52m x 3.78m (11' 7" x 12' 5")

#### BEDROOM 3

2.12m x 3.38m (6' 11" x 11' 1")

#### BATHROOM

2.46m x 2.57m (8' 1" x 8' 5")

### OUTSIDE

#### GARAGE AND PARKING

The driveway to front enjoys a block paved parking area providing useful access to the front entrance door and side gate. Split opening garage doors provide access to the useful integral garage.



### GARDENS

Set to the front of the property is a low maintenance gravelled feature gardens set alongside the parking area.

To the rear of the property is a superbly well cared for and generous size garden with a paved patio area, paved pathway leads to the rear gravelled terrace, shaped lawns, storage shed, a range of shrubs for screening. Useful side gated access to the front parking area.

### COUNCIL TAX BAND D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



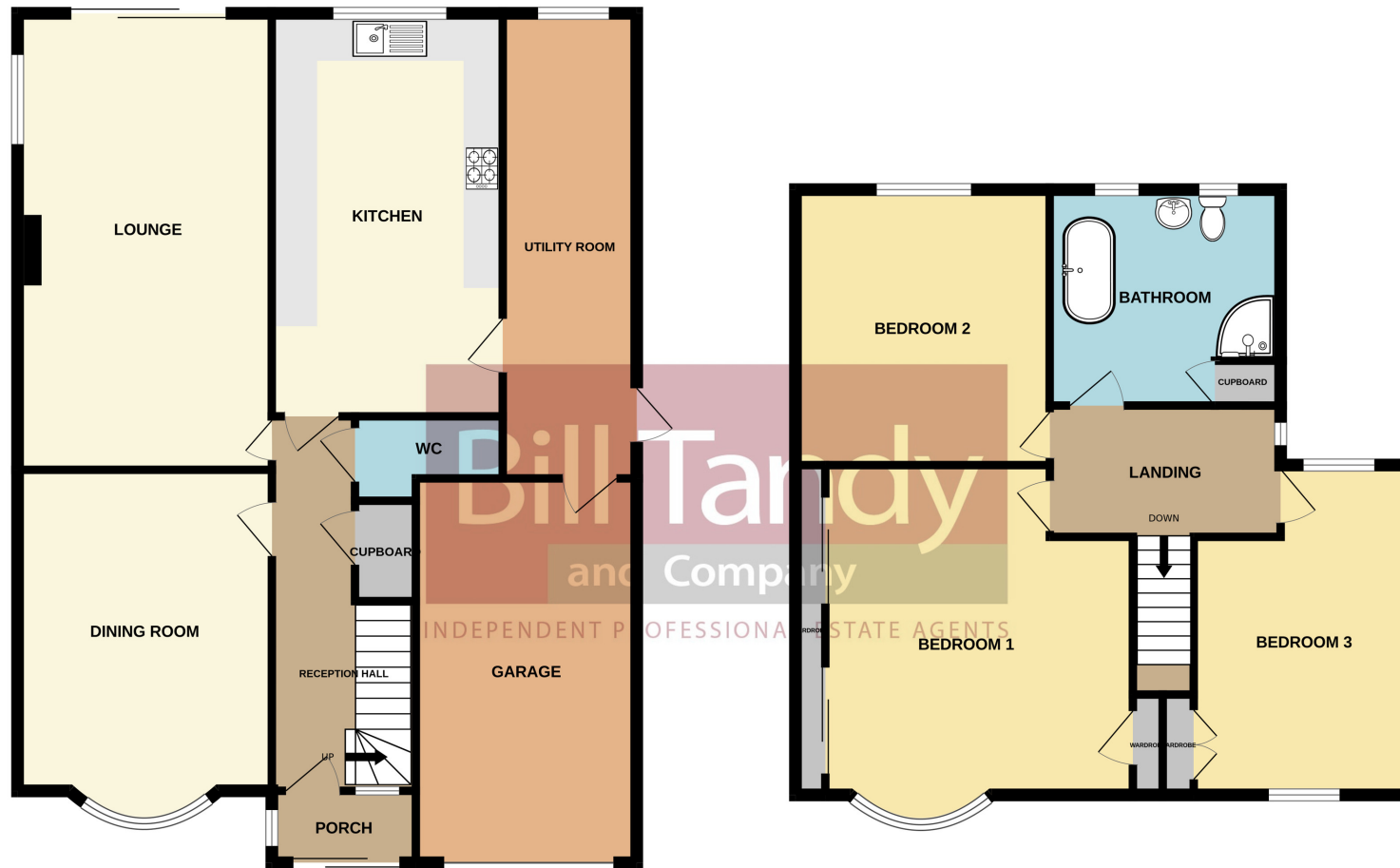
## VIEWING

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

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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