

Bill Tandy

and Company

23 Lawrence Way, Lichfield, Staffordshire, WS13 6RD

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£625,000

Bill Tandy and Company are delighted in offering for sale this generously sized and superbly presented detached family home arranged on three floors. Located on the highly sought after Darwin Park development, a range of amenities can be found within walking distance including Waitrose supermarket, Darwin Hall and Inkwell public house. The adjacent Cathedral Walk provides access into the city centre of Lichfield which has a further range of further facilities including restaurants, bars and shops. The property, which we strongly urge is viewed internally to be fully appreciated, is arranged on three floors providing hall, guests cloakroom, lounge, dining room, study, breakfast kitchen and laundry room. On the first floor are three bedrooms, one having an en suite shower room, and family bathroom. On the second floor are two additional bedrooms and an en suite shower room. One of the distinct features of the property is its generously sized plot with gardens to front, side and rear, and a detached double garage and parking can be found to the right hand side of the property. The property has the benefit of rear appointed solar panels which we understand from the owner are owned and will be transferred to the new purchasers on completion and details should be checked by your solicitor before legal commitment.



RECEPTION HALL

accessed via a front entrance door and having staircase ascending to the first floor with under stairs recess, store cupboard, radiator and doors opening to:

GUESTS CLOAKROOM

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

LOUNGE

5.37m x 4.36m (17' 7" x 14' 4") this generously sized reception room has newly added LVT flooring, feature fireplace with hearth, inset, surround and mantel above housing an inset gas fire, feature walk-in bay area with double glazed windows and French door overlooking the garden and radiator.

DINING ROOM

3.11m x 3.10m (10' 2" x 10' 2") having double glazed window to front and radiator.

STUDY

2.56m x 2.22m (8' 5" x 7' 3") having double glazed window to front and radiator.

BREAKFAST KITCHEN

5.46m max x 3.10m (17' 11" max x 10' 2") having double glazed window to rear, radiator, ceiling spotlighting, high gloss base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards, tiled splashback surround, inset stainless steel one and a half bowl sink unit, inset oven with microwave above, inset hob with extractor fan, integrated dishwasher and access to:

LAUNDRY ROOM

5.10m x 1.96m (16' 9" x 6' 5") having composite door to side, spaces ideal for fridge/freezer, washing machine and tumble dryer and base storage cupboard.

FIRST FLOOR LANDING

having double glazed window to front, stairs to second floor accommodation and doors lead off to:

BEDROOM ONE

4.37m x 3.65m (14' 4" x 12' 0") having double glazed window to rear, radiator and access to:



DRESSING AREA

3.09m x 1.83m (10' 2" x 6' 0") having double glazed window to side, radiator, superb range of fitted wardrobes and door to:

EN SUITE SHOWER ROOM

3.01m x 1.70m (9' 11" x 5' 7") having an obscure double glazed window to rear, suite comprising pedestal wash hand basin with tiled surround, low flush W.C., shower cubicle with shower appliance over and ceiling spotlighting.

BEDROOM TWO

5.01m max into wardrobes x 3.12m (16' 5" max into wardrobes x 10' 3") having double glazed window to front, radiator and superb range of fitted wardrobes.

BEDROOM THREE

3.10m x 2.31m (10' 2" x 7' 7") having double glazed window to front and radiator.

BATHROOM

2.31m x 2.12m (7' 7" x 6' 11") having obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment.

SECOND FLOOR LANDING

having doors opening to:

BEDROOM FOUR

5.97m max into wardrobes x 4.17m (19' 7" max into wardrobes x 13' 8") this generously sized second floor bedroom has double glazed windows to front and side, radiator and range of fitted wardrobes. Door opens to:



EN SUITE SHOWER ROOM

having skylight window to rear, chrome towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower over.

BEDROOM FIVE

3.98m x 2.31m (13' 1" x 7' 7") having double glazed window to front, radiator and airing/storage cupboard.

OUTSIDE

The property enjoys a commanding position with gardens to front, side and rear. To the front of the property is a mainly lawned garden with hedged surround and pathway leading to the front entrance door. To the right hand side of the property is an additional garden and access to the parking area with side gate leading to the rear. To the rear of the property is a paved patio area with water tap and shaped lawn set beyond, additional rear paved terrace area with flower bed borders and storage shed. To the right hand side of the property is a double garage and ample parking.

DETACHED DOUBLE GARAGE & PARKING

(not measured). The property offers a generous size driveway located to the right hand side of the property with access to the side gate, laundry door and further detached double garage.

SOLAR PANELS

Located to the rear of the property are 14 solar panels owned by the current owner, and will be transferred to the new purchaser. Details of this, transfer and tariff should be checked via your solicitor before legal commitment to the property.



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	87	87
(69-80)	C		
(55-68)	D		
(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.

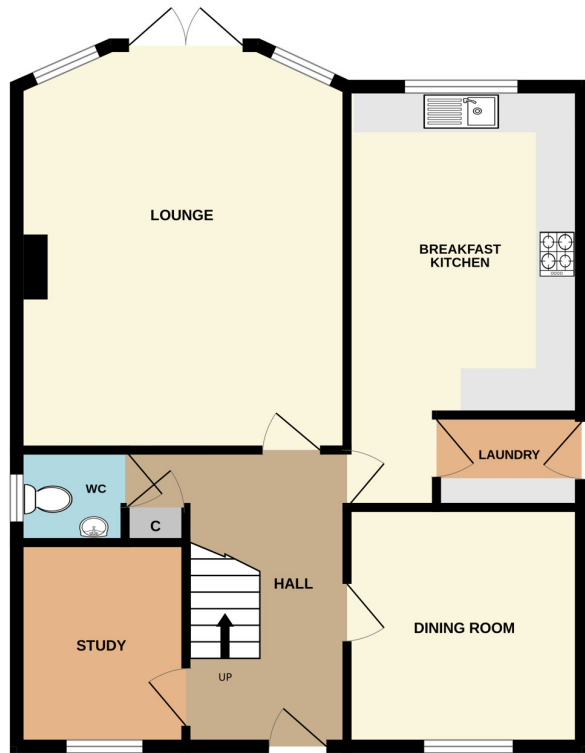


VIEWING

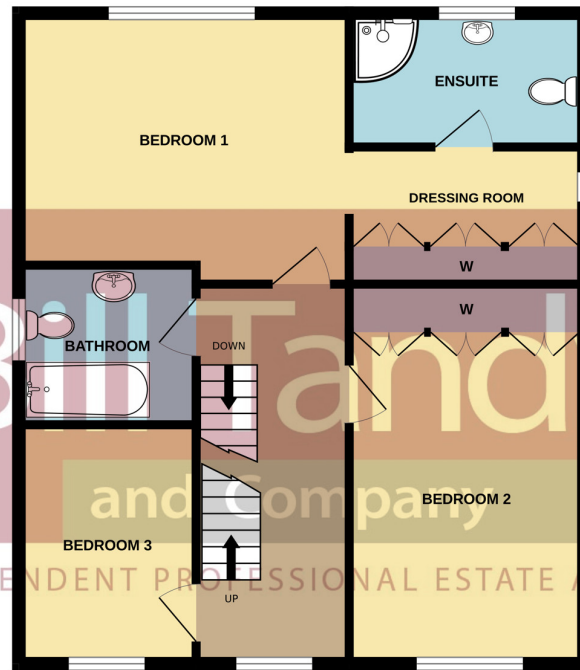
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

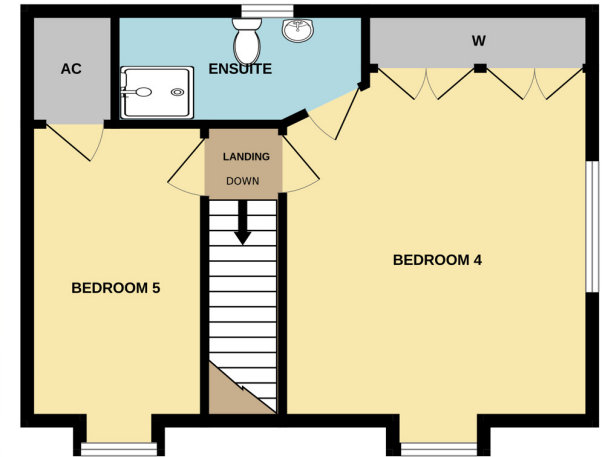
GROUND FLOOR



1ST FLOOR



2ND 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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