



30 Cricket Lane, Lichfield, Staffordshire, WS14 9ER

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

30 Cricket Lane, Lichfield, Staffordshire, WS14 9ER

£575,000

Situated in the highly regarded south Lichfield location, this much improved and substantially extended family home is an absolute delight. The versatile accommodation, with significant ground floor extension, provides a lovely family home environment which is beautifully presented throughout. The convenient location is perfect for accessing the excellent commuter links that Lichfield enjoys, whilst the city centre amenities are all within easy reach. Popular schools are within walking distance, and there are some pleasant walks to be enjoyed in the surrounding countryside. To fully appreciate this beautifully presented and delightfully situated family home, an early viewing would be strongly recommended.



RECEPTION HALL

approached via a UPVC double glazed entrance door with obscure glazed side screens and having attractive wood strip flooring, radiator, stairs leading off with useful cloaks store cupboard beneath.

FITTED GUESTS CLOAKROOM

having a close coupled W.C., wash hand basin with tiled splashback, radiator and obscure UPVC double glazed window.

FAMILY LIVING ROOM

5.46m x 3.62m (17' 11" x 11' 11") an attractive room having a central feature fireplace with raised tiled hearth and living flame gas stove effect fire, wall light points, coving, radiator, glazed double doors to dining room and further glazed door to:

EXTENDED SITTING ROOM

3.63m x 3.58m (11' 11" x 11' 9") having feature UPVC double glazed apex window to rear garden and three Velux skylights flooding the room with natural light, contemporary style radiator, Karndean flooring and opening through to:

STUDY AREA

2.90m x 2.65m (9' 6" x 8' 8") a versatile space having double glazed double French doors opening to the rear garden, a continuation of the Karndean flooring, Velux skylights again flooding the room with natural light and wide archway leading through to:

DINING ROOM

4.58m x 2.77m (15' 0" x 9' 1") having feature tiled flooring, radiator, coving to ceiling, wall light points, glazed double doors opening to the family sitting room and archway through to:

LUXURY QUALITY FITTED KITCHEN

4.20m x 2.77m (13' 9" x 9' 1") having extensive work surface space with attractive style base storage cupboards and drawers, wall mounted storage cupboards, built-in AEG double oven and grill with five ring gas hob and extractor hood, integrated fridge and freezer and dishwasher each with matching fascias, pull-out bin store and additional integrated freezer again with matching fascia, under-lighting beneath wall mounted cupboards, contemporary metro style tiling, one and a half bowl Schock sink unit with mono bloc mixer tap, UPVC double glazed bow window to front, downlighters and tiled flooring.



UTILITY ROOM

having further work surface space, base storage cupboards and drawers, single drainer sink unit with mono bloc mixer tap, space for washing machine and tumble dryer, wall mounted storage cupboards, contemporary metro style tiling, laminate flooring, shelving, coats storage, obscure UPVC double glazed door to rear garden, radiator, downlighters and extractor fan.

FIRST FLOOR LANDING

approached via a return staircase with half landing and obscure UPVC double glazed window, and having built-in linen store cupboard and loft access hatch with pull-down ladder leading to the loft area which houses the Ariston combination gas central heating boiler.

BEDROOM ONE

3.32m (5.00m max) x 2.75m (10' 11" 16'5" max x 9' 0") having a range of fitted wardrobes, UPVC double glazed window to rear, radiator, laminate flooring and bi-fold door opening to:

EN SUITE SHOWER ROOM

having corner quadrant shower cubicle with thermostatic shower fitment, vanity unit with inset wash hand basin, close coupled W.C., comprehensive ceramic floor and wall tiling, extractor fan, downlighters, electric chrome heated towel rail/radiator and electric shaver point.



BEDROOM TWO

3.47m x 3.31m (11' 5" x 10' 10") having full height and width triple wardrobes, wide UPVC double glazed window to rear and radiator.

BEDROOM THREE

3.36m x 2.96m (11' 0" x 9' 9") having built-in wardrobe, laminate flooring, UPVC double glazed window to front, radiator and coving.

BEDROOM FOUR

3.12m max x 2.97m max (10' 3" max x 9' 9" max) having UPVC double glazed window to front and radiator.

FAMILY BATHROOM

having an attractive modern suite comprising curved panelled bath with mixer taps with shower attachment, corner quadrant shower cubicle with thermostatic shower fitment, vanity unit with inset wash hand basin with mixer tap and cupboard space beneath, W.C. suite, metro style tiling and feature ceramic floor tiling, low energy downlighters, obscure UPVC double glazed window, mirrored vanity cabinet and radiator with integral towel rail.



OUTSIDE

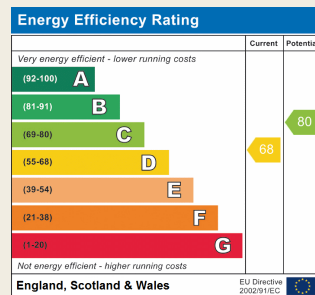
The property is set well back off the road with a generous tarmac frontage providing extensive parking with useful cold tap ideal for car washing and side gated entrance leading to the rear garden. To the rear is a superb sized family garden with raised patio seating area and set principally to lawn with flower and herbaceous side borders with fenced perimeters, useful garden storage shed and additional garden room with light and power and covered storage, external wall lighting and power point.

GARAGE STORE

2.74m x 2.40m (9' 0" x 7' 10") having up and over entrance door, light and power.

COUNCIL TAX

Band F.



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



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.
 Made with Metropix ©2022

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS