



12 Woodfields Drive, Lichfield, Staffordshire, WS14 9HH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

12 Woodfields Drive, Lichfield, Staffordshire, WS14 9HH

£600,000

Built by the present owners some 30 years ago to an individual design this unique property offers an outstanding accommodation layout perfect for the family buyer. With four genuine double bedrooms, the property also benefits from three reception rooms which includes the ever-useful study, alongside the attractive lounge with brick fireplace, and the superb sized breakfast kitchen has the added advantage of a separate utility. All this stands in a very generous garden plot with a private sunny aspect to the rear. Lichfield's central amenities are within easy reach, but in particular the local schools of St Michael's and King Edward's are walkable, and commuter access is ideal with the south Lichfield setting. To fully appreciate the very generous and versatile accommodation layout on offer, an early viewing would be strongly recommended.



RECEPTION HALL

approached via an obscure UPVC double glazed entrance door and side screen and having feature wood strip flooring, stairs to first floor with useful under stairs storage cupboard beneath, coving, ceiling rose, double radiator and door to:

FITTED GUESTS CLOAKROOM

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

FAMILY LOUNGE

6.25m max into bay x 3.67m (20' 6" max into bay x 12' 0") having feature brick fireplace with raised quarry tiled hearth with open grate and timber beam over with wall uplighters. UPVC leaded double glazed bay window to front, two double radiators, coving and glazed double doors open to:

DINING ROOM

3.69m x 3.22m (12' 1" x 10' 7") having wide UPVC double glazed double French doors opening out to the rear garden, wood strip flooring, contemporary vertical radiator, coving and ceiling rose.

STUDY

2.75m x 2.46m (9' 0" x 8' 1") having UPVC leaded double glazed window to side, radiator, coving and ceiling rose.

FAMILY BREAKFAST KITCHEN

6.16m x 3.54m (20' 3" x 11' 7") a superb sized family breakfast kitchen having extensive pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets, built-in Samsung electric oven with five ring gas hob and concealed extractor, integrated dishwasher and fridge with matching fascias, ceramic floor and wall tiling, leaded UPVC double glazed window to rear, one and a half bowl stainless steel sink with swan neck mixer tap, ample space for breakfast table, double radiator, UPVC double glazed window to side and door to:



UTILITY ROOM

having further work surface space, base and wall mounted storage cupboards, wall mounted Worcester gas central heating boiler, single drainer sink unit, space and plumbing for washing machine, space for fridge/freezer, obscure UPVC double glazed door to outside and tiled flooring.

FIRST FLOOR LANDING

a return staircase with half landing and UPVC leaded double glazed window rises to the main landing having coving and loft access hatch.

MASTER BEDROOM

4.36m max into wardrobes x 3.59m (14' 4" max into wardrobes x 11' 9") having full height and width fitted wardrobes, UPVC leaded double glazed window to rear with pleasant views across neighbouring countryside, radiator, coving and door to:

EN SUITE SHOWER ROOM

being fully tiled and having double width shower cubicle with thermostatic shower fitment, close coupled W.C., vanity unit with inset wash hand basin and cupboard space beneath, obscure UPVC double glazed window, downlighters, extractor fan, chrome heated towel rail/radiator and electric shaver point.



BEDROOM TWO

4.55m x 2.95m (14' 11" x 9' 8") having double fitted wardrobes with sliding doors, UPVC leaded double glazed window to rear, radiator and coving.

BEDROOM THREE

4.05m x 3.78m (13' 3" x 12' 5") having UPVC leaded double glazed window to front, radiator, coving and fitted wardrobes with sliding doors.

BEDROOM FOUR

3.57m x 2.78m (11' 9" x 9' 1") a fourth double bedroom having dual aspect UPVC leaded double glazed windows to front and side, double radiator and coving.

FAMILY BATHROOM

having suite comprising 'P' shaped spa bath with curved shower screen and electric shower fitment fitted over, pedestal wash hand basin and close coupled W.C., comprehensive ceramic floor and wall tiling, chrome heated towel rail, obscure UPVC leaded double glazed window, downlighters and extractor fan.



OUTSIDE

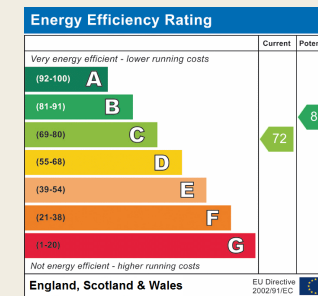
The property is located at the end of the cul de sac and has driveway parking for several cars including space for caravan storage, and there is a pathway approach to the front and gated entrance leading to the rear garden. To the rear is a superb sized garden with a very sunny aspect and set principally to lawn with slabbed patio area with external cold water tap and a picket fence leading to the generous lawn with fenced perimeters, established side shrubbery borders and a further patio area to the rear of the garden with raised fishpool and garden shed.

DOUBLE GARAGE

4.94m x 4.86m (16' 2" x 15' 11") having up and over entrance door, light and power and useful eaves storage.

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

GARAGE



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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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