



11 Abnalls Lane, Lichfield, Staffordshire, WS13 7BN



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# £625,000

Bill Tandy and Company are delighted in offering for sale this superbly updated and well presented detached family home arrange on three floors, on this commanding corner position of Abnalls Lane and Harrington Walk. The property provides deceptively spacious accommodation and has been updated inside to provide a contemporary feel, whilst being on the edge of both Beacon Park and a short distance away from the cathedral city of Lichfield. The property itself, which needs to be viewed to be appreciate, comprises entrance porch, reception hall, guests cloakroom, lounge, updated dining kitchen, laundry cupboard, store and rear lobby with staircase leading to the extended annexe sitting room/bedroom. On the first and second floors are a total of five bedrooms, one having en suite shower room, bathroom and separate W.C. To the front is front garden with hedged perimeter, driveway and garage, and there is a garden to the rear. One of the distinct features is the view of Lichfield cathedral and its spires to the rear and its green credentials with the benefit of side positioned solar panels.



### ENTRANCE PORCH

approached via a composite front entrance door and having tiled floor and internal composite door opens to:

### RECEPTION HALL

having oak floor, radiator, stairs to first floor with under stairs storage cupboard and doors lead off to:

### GUESTS CLOAKROOM

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

### LOUNGE

6.10m into bay x 3.53m (20' 0" into bay x 11' 7") having a walk-in double glazed bay window to front, radiator and a feature and focal point fireplace with marble hearth and inset, surround with mantel above and inset gas fire.

### OPEN PLAN DINING KITCHEN

5.62m x 3.55m (18' 5" x 11' 8") superbly updated and having slate and wooden flooring, double glazed picture window and patio doors opening to and overlooking the rear garden, radiator, ceiling light point, additional spotlights, a range of Shaker style cupboards comprising base cupboards and drawers surmounted by granite preparation work tops above, tiled surround, wall mounted cupboards with under-cupboard lighting, inset ceramic one and a half bowl sink, inset Neff oven with AEG four ring gas hob above and integrated appliances include fridge, freezer and dishwasher.

### REAR LOBBY

having an additional staircase to the first floor, double glazed composite door to garden, double glazed window to rear, electric heater, underfloor heating control, door to garage and further door opens to:

### LAUNDRY

having spaces ideal for washing machine and tumble dryer, useful vanity unit with wash hand basin and Vaillant boiler.

### FIRST FLOOR ANNEXE ROOM

6.48m x 2.69m (21' 3" x 8' 10") One of the distinct features of the property is this extended room above the garage, ideal as an additional sitting room, bedroom or office having skylight windows to side, double glazed windows to front and side, oak floor with underfloor heating and feature cast-iron log burner.

### FIRST FLOOR LANDING

having stairs rising to the second floor, radiator and doors leading off to:



### BEDROOM ONE

5.64m max into wardrobe x 3.57m (18' 6" mad into wardrobe x 11' 9") this superb sized main bedroom has two double glazed windows to rear, two radiators, ceiling spotlighting and contemporary wardrobes. Door to:

### RE-FITTED LUXURY EN SUITE SHOWER ROOM

2.62m x 2.25m (8' 7" x 7' 5") having obscure double glazed window to side, chrome towel rail, contemporary suite comprising pebble shaped wash hand basin with mixer tap on marble style work surface with vanity storage below, low flush W.C. contemporary roll top bath with mixer tap, shower enclosure with twin headed shower appliance over with tiled splashback surround and tiled floor.

### BEDROOM TWO

3.37m x 2.89m (11' 1" x 9' 6") having double glazed window to front and radiator.

### BEDROOM FIVE/OFFICE

2.20m x 2.10m plus recess (7' 3" x 6' 11" plus recess) having double glazed window to front, radiator and superb range of fitted office furniture including desk, chest of drawers and wall mounted storage cupboards.

### SEPARATE W.C.

having chrome towel rail, tiled floor, tiled splashback surround and modern white suite comprising wall mounted wash hand basin and low flush W.C.

### SECOND FLOOR LANDING

having loft access, double doored airing cupboard with tank and shelf above and doors lead off to:



### BEDROOM THREE

5.64m x 3.65m (18' 6" x 12' 0") having double glazed window to rear, radiator and superb range of built-in wardrobes.

### BEDROOM FOUR

5.64m max into wardrobes x 2.87m (18' 6" max into wardrobes x 9' 5") having double glazed window to front, radiator and superb range of fitted wardrobes.

### FAMILY BATHROOM

2.72m x 2.08m (8' 11" x 6' 10") having chrome towel rail, modern white suite comprising vanity unit with wash hand basin and tiled splashback surround, low flush W.C., bath and shower enclosure with shower appliance over and ceiling spotlighting.

### OUTSIDE

The property is superbly located on the highly desirable Abnalls Lane and is positioned on the corner of the desirable development of Harrington Walk adjacent to Beacon Park. To the front of the property is a block paved driveway providing parking and leading to the garage, and further parking could be added if required within the front garden. The front garden has a shaped lawn and curved hedged perimeter. One of the distinct features of the property is the superbly landscaped rear garden having a raised paved patio ideal for entertaining. A gate leads to the circular shaped lawned area with block paved border, herbaceous borders, mature trees and shrubs for screening and shed.



### GARAGE

4.28m x 2.71m (14' 1" x 8' 11") suitable for a small car, although the storage room to the rear could be taken down to create a larger garage. The garage is approached via an up and over entrance door and has solar panel control, light and power supply and door to:

### STORAGE ROOM

2.61m x 0.96m (8' 7" x 3' 2") located to the rear of the garage and having shelving, space for freezer and door to internal accommodation.

### COUNCIL TAX

Band E.

### 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/>

### SOLAR PANELS

The property has the benefit of having solar panels that are owned by the property. This will be transferred to the new buyer. (Details of tariff and further information should be checked via your solicitors before legal commitment)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

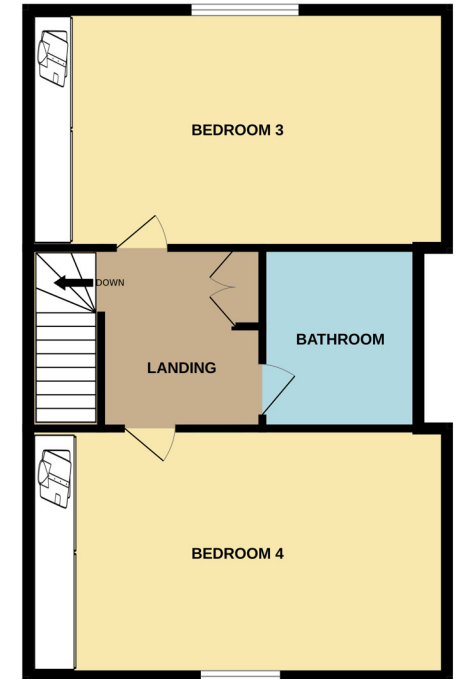
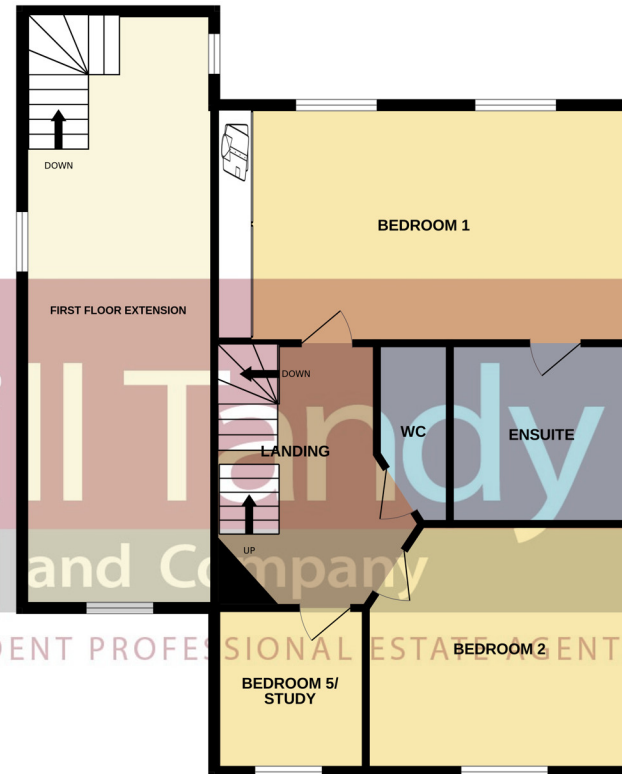
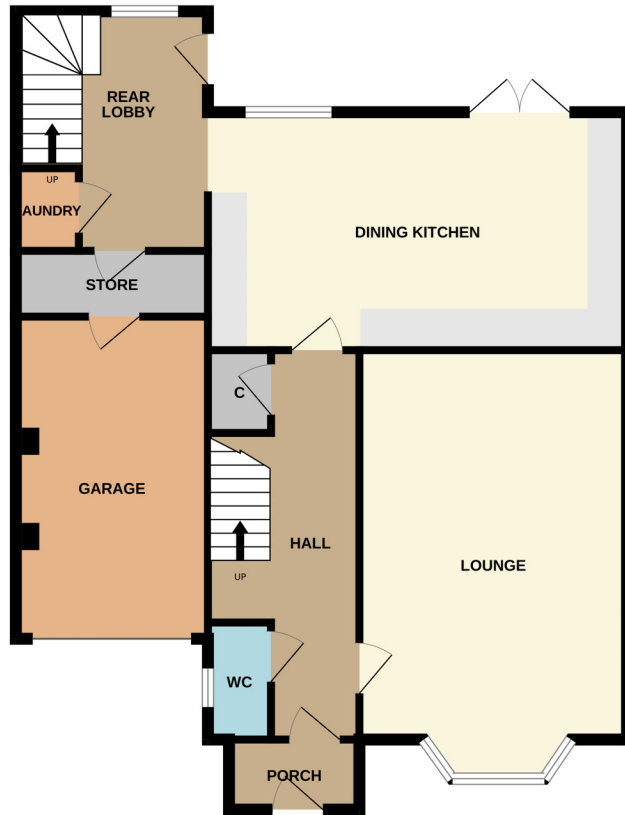
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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

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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**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS