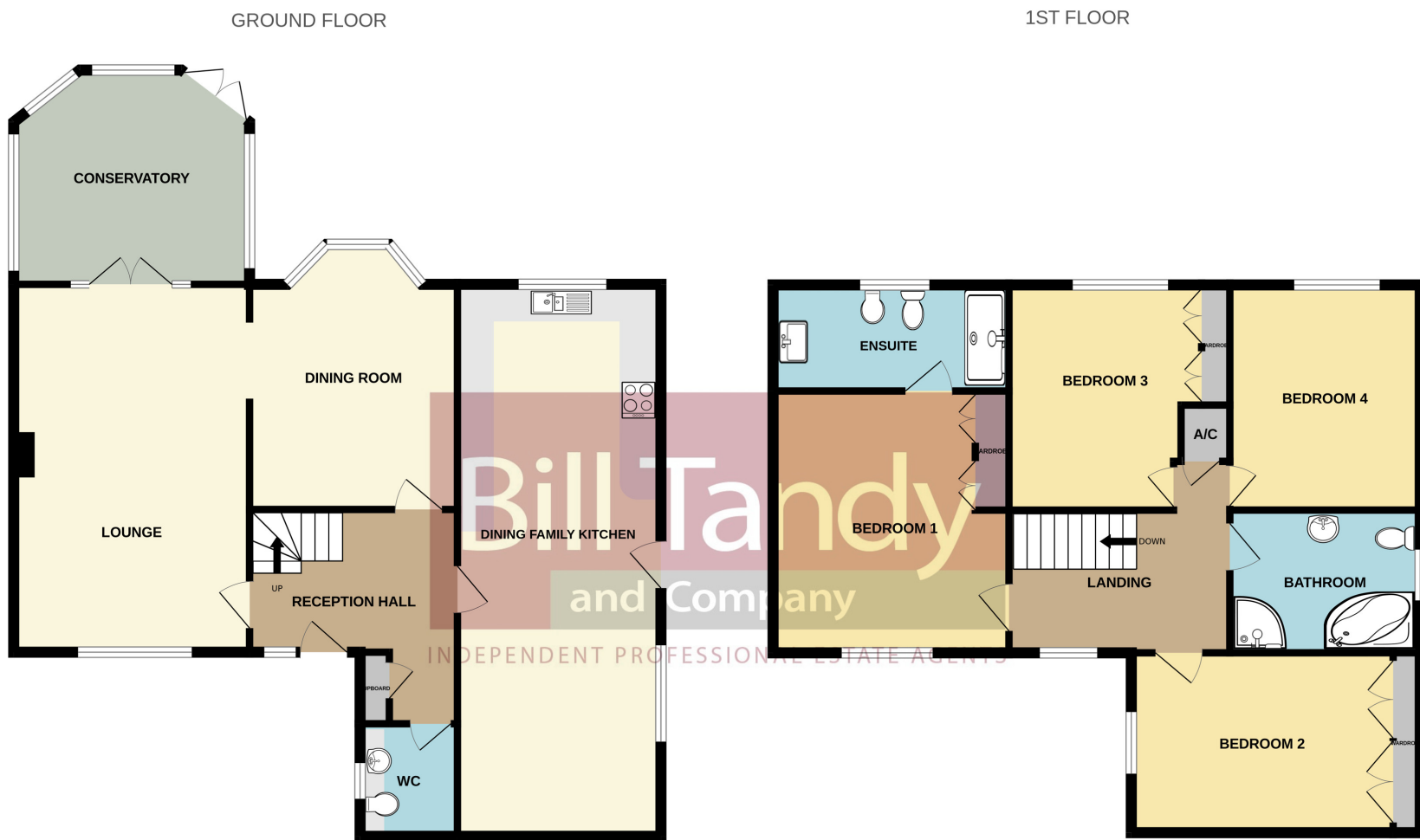


DRAFT



WILLOWBANK HOUSE, THE OZIER, ELFORD, B79 9DG

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 ©2023

**2 Willowbank House, The Osiers,
Elford, Tamworth, Staffordshire,
B79 9DG**

£600,000 Freehold Offers in Excess of

Bill Tandy Lichfield are delighted to offer for sale Willowbank House, an impressive detached family home with updated accommodation whilst located in a superb position. Located within a cul-de-sac position of The Osiers, the property boasts stunning countryside and river views to front. The properties generous size plot includes gardens to front, side and rear with ample parking and double garage. The current owners have substantially improved and modernised the property to a high standard and for this reason we strongly urge internal viewings for the property to be fully appreciated. The property comprises an L-Shaped reception hall, two generous size reception rooms, rear conservatory with feature views of the garden, improved dining family kitchen.. To the first floor are four bedrooms, updated en-suite shower rooms and further family bathroom. As previously mentioned the exterior of the property enjoys ample parking with gardens to front, side and rear.



LOCATION

The Osiers is a desirable and small cul-de-sac with a collection of only 6 properties whilst being located within the heart of the popular Village of Elford. With nearby St Peters Church, historic wall garden. Further Village facilities include the modern Village Hall, historic The Crown pub and local family amenities including primary school and children's play ground. The Village is ideal for sports with sports field hosting football and cricket. Superb commuting links with nearby access to Lichfield and Tamworth both of which with train line access to Birmingham and London.

THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

RECEPTION HALL AND GUEST CLOAKROOM

LOUNGE

3.75m x 5.91m (12' 4" x 19' 5")

DINING ROOM

3.35m x 3.81m (11' 0" x 12' 6")

CONSERVATORY

3.18m x 3.75m (10' 5" x 12' 4")

UPDATED DINING FAMILY KITCHEN

2.85m x 8.81m (9' 4" x 28' 11")

FIRST FLOOR LANDING

BEDROOM 1

3.74m x 4.03m (12' 3" x 13' 3")

UPDATED EN-SUITE SHOWER ROOM

3.71m x 1.75m (12' 2" x 5' 9")

BEDROOM 2

4.38m x 2.89m (14' 4" x 9' 6")

BEDROOM 3

3.57m MAX x 3.41m (11' 9" x 11' 2")



BEDROOM 4

2.71m x 3.39m (8' 11" x 11' 1")

BATHROOM

2.73m x 2.15m (8' 11" x 7' 1")

OUTSIDE

Located within a popular cul-de-sac position of only 6 properties, the property enjoys stunning views to front and comprises:

PARKING

With a block paved driveway providing access to the detached double garage, side gate and front entrance door

DETACHED DOUBLE GARAGE

5m x 5.3m (16' 5" x 17' 5") with twin up and over doors to front, useful side courtesy door and loft hatch access to a separate loft storage space.

GARDENS

Set to the rear of the property, is a paved patio space ideal for entertaining, shaped lawn beyond with well stocked flower bed borders, tree and shrubs for screening. The garden further extends to a paved side garden, with access to kitchen, door to double garage and gate to front parking.



COUNCIL TAX BAND G

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.

