



28 Johnson Close, Lichfield, Staffordshire, WS13 6AW

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 28 Johnson Close, Lichfield, Staffordshire, WS13 6AW

# £650,000

Discreetly set back off the little known Johnson Close and offering a delightfully private environment this superbly presented, cleverly extended and delightfully refurbished luxury family bungalow is indeed a rare treat. The versatile accommodation would suit many potential buyers needs, whether that be a family purchaser or a buyer with a dependant relative, as there is an excellent granny flat potential. The use of the rooms would be down to individual needs, but the overall presentation is of high quality with the focal point being the superb 'L' shaped family dining kitchen. Standing well back off the road with a superbly private landscaped garden, this is a genuinely attractive bungalow offering an accommodation layout and setting that is rarely found. Without doubt an early viewing would be strongly encouraged as bungalows of this sort of quality tend not to be available for long.



### RECEPTION HALL

approached via PVC composite double glazed entrance door with side screens and having feature wood laminate flooring, contemporary style radiator, low energy downlighters, built-in coats store cupboard and door to:

### ATTRACTIVE SITTING ROOM

5.08m x 3.72m max (16' 8" x 12' 2" max) a lovely light room having two UPVC double glazed sliding patio doors to rear and side, central through fireplace with free-standing cast-iron multi fuel burner standing on a black slate hearth, coved cornice, double radiator, wall light points and door to:

### STUNNING 'L' SHAPED FAMILY DINING KITCHEN

6.44m max x 6.34m (21' 2" max x 20' 10") beautifully re-fitted with extensive granite work tops with base storage cupboards and drawers, pantry store cupboard, one and a half bowl enamel sink unit with swan neck mixer tap, integrated dishwasher and fridge with matching fascias, built-in Stoves double oven with four ring ceramic hob with extractor hood and granite splashback, integrated microwave, feature laminate flooring, UPVC double glazed window to rear, low energy downlighters, kickboard lighting and loft access hatch with pulldown ladder. The room opens through to the Dining Area having dual aspect triple bi-fold doors and further double glazed double French doors to the rear garden allowing for the room to be opened up to all aspects of the garden. There is a contemporary radiator, a continuation of the feature laminate flooring and the through fireplace with the free-standing cast-iron multi fuel burner. Door to:

### UTILITY ROOM

similarly fitted to the kitchen with further granite work tops, one and a half bowl enamel sink with swan neck mixer tap, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer flanked by useful storage cupboards, a continuation of the feature laminate flooring, double radiator and UPVC double glazed window and door to rear garden.



### SHOWER ROOM

having shower cubicle with aqua-panelling and thermostatic shower fitment, vanity unit incorporating a wash hand basin with mixer tap and W.C., UPVC double glazed window to rear, heated towel rail/radiator, mirrored vanity cabinet, extractor fan and co-ordinated ceramic tiling.

### BEDROOM ONE

4.00m x 3.70m (13' 1" x 12' 2") having a range of quality fitted wardrobes with matching bedside cabinets, dressing table and chests of drawers, UPVC double glazed bow window to front, further double glazed window to side and radiator.

### BEDROOM TWO

3.00m x 2.90m (9' 10" x 9' 6") having a double built-in wardrobe, UPVC double glazed window bow window to side and radiator.

### BEDROOM THREE

3.00m x 2.72m (9' 10" x 8' 11") having UPVC double glazed bow window to side and radiator.



## BEDROOM FOUR

4.81m x 3.15m approx (15' 9" x 10' 4" approx) a versatile room which would serve as an ideal self contained annexe/granny flat having UPVC double glazed entrance door to outside, laminate flooring, UPVC double glazed bow window to front, radiator, low energy downlighters, fitted double wardrobe with overhead storage cupboards and dressing table, radiator, loft access hatch and sliding door to:

## SHOWER WET ROOM

being fully tiled and having a thermostatic shower fitment, close coupled W.C., wash hand basin, chrome heated towel rail/radiator, extractor fan and low energy downlighters.

## OUTSIDE

The property is set well back off the road with a long gravelled driveway providing parking for numerous cars with wrought-iron double gates to the side of the property with space for trailer storage. The rear garden is delightfully landscaped and offers complete privacy and has an extensive flagstone patio with various charming seating areas and steps down to the lawn with fenced perimeters and mature trees and shrubs. Included in the sale is a six person hot tub with barbecue area, external lighting and power points.



## COUNCIL TAX

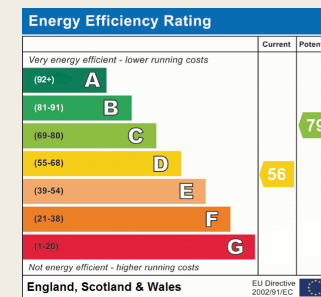
Band E.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage: <https://checker.ofcom.org.uk/>. The property is situated within the Lichfield District Conservation Area.

## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



## TENURE

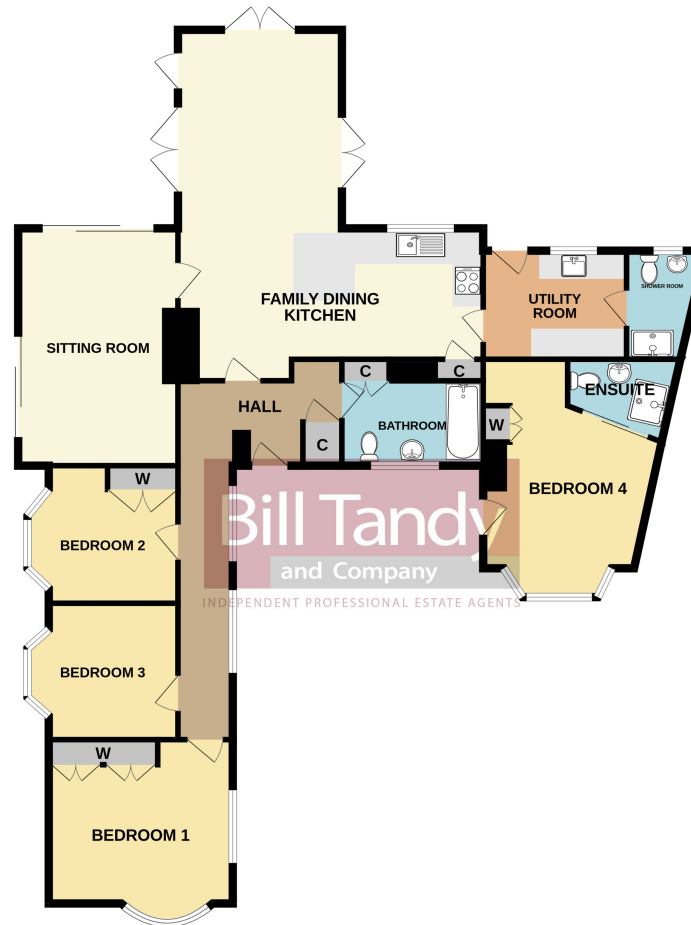
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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



28 JOHNSON CLOSE, LICHFIELD WS13 6AW

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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