



27 Rocklands Crescent, Lichfield, Staffordshire, WS13 6DJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£325,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this modern semi detached home located on Rocklands Crescent and enjoying a superb tree-lined and lawned open aspect to the front of the property. The location is a short distance away from the cathedral city centre of Lichfield having a range of amenities, and is ideally situated for the commuter with access to Trent Valley and Lichfield City railway stations giving access to both London and Birmingham. The property itself has the benefit of no upward chain and comprises reception hall, lounge/dining room, superb open plan family dining kitchen, three first floor bedrooms, modern bathroom and separate W.C. Outside there is a gravelled driveway providing ample parking to the front, and there are gardens to rear.



ENTRANCE HALL

approached via a UPVC double glazed entrance door and having double glazed windows to front, stairs to first floor and a range of doors open to:

LOUNGE/DINING ROOM

6.69m x 3.65m max (2.67m min) (21' 11" x 12' 0" max 8'9" min) having laminate flooring, radiator, under stairs storage, feature fireplace with marble hearth and matching inset and wooden surround with mantel above and double glazed patio doors opening to the rear garden.

FAMILY DINING KITCHEN

8.20m x 1.97m (26' 11" x 6' 6") this generously sized family dining kitchen has double glazed windows to front and rear, radiator, tiled flooring, ceiling spotlighting, double glazed door to side, modern kitchen units comprising base cupboards and drawers surmounted by round edge work tops, inset one and a half bowl sink, inset Hotpoint double oven and grill with four ring gas hob and extractor fan above and integrated appliances include slimline dishwasher, washer/dryer and fridge/freezer.

FIRST FLOOR LANDING

having loft access with pulldown ladder, and doors lead off to:

BEDROOM ONE

3.63m x 2.94m (11' 11" x 9' 8") having double glazed window to rear and radiator.

BEDROOM TWO

3.61m x 2.68m (11' 10" x 8' 10") having double glazed window to front, radiator and over stairs wardrobe/cupboard.

BEDROOM THREE

2.69m x 1.99m (8' 10" x 6' 6") having double glazed window to front and radiator.



BATHROOM

2.34m x 1.98m (7' 8" x 6' 6") having obscure double glazed window to rear, chrome towel rail, modern suite comprising pedestal wash hand basin with tiled surround, shower enclosure with shower appliance over, free-standing roll top bath with shower head attachment and tile look LVT flooring.

SEPARATE W.C.

having obscure double glazed window to side, suite comprising vanity unit with inset wash hand basin and low flush W.C. and tile look LVT flooring.

OUTSIDE

To the front of the property is a gravelled driveway providing parking. To the rear is a paved patio area, shed, and side gated access. The garden beyond has a shaped lawn, well established shrubs and trees and a further potting shed to the rear.

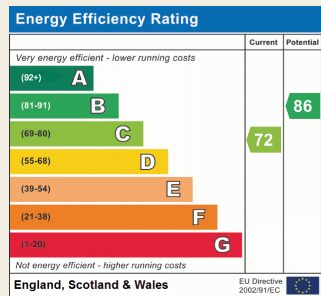
COUNCIL TAX

Band C.



FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



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

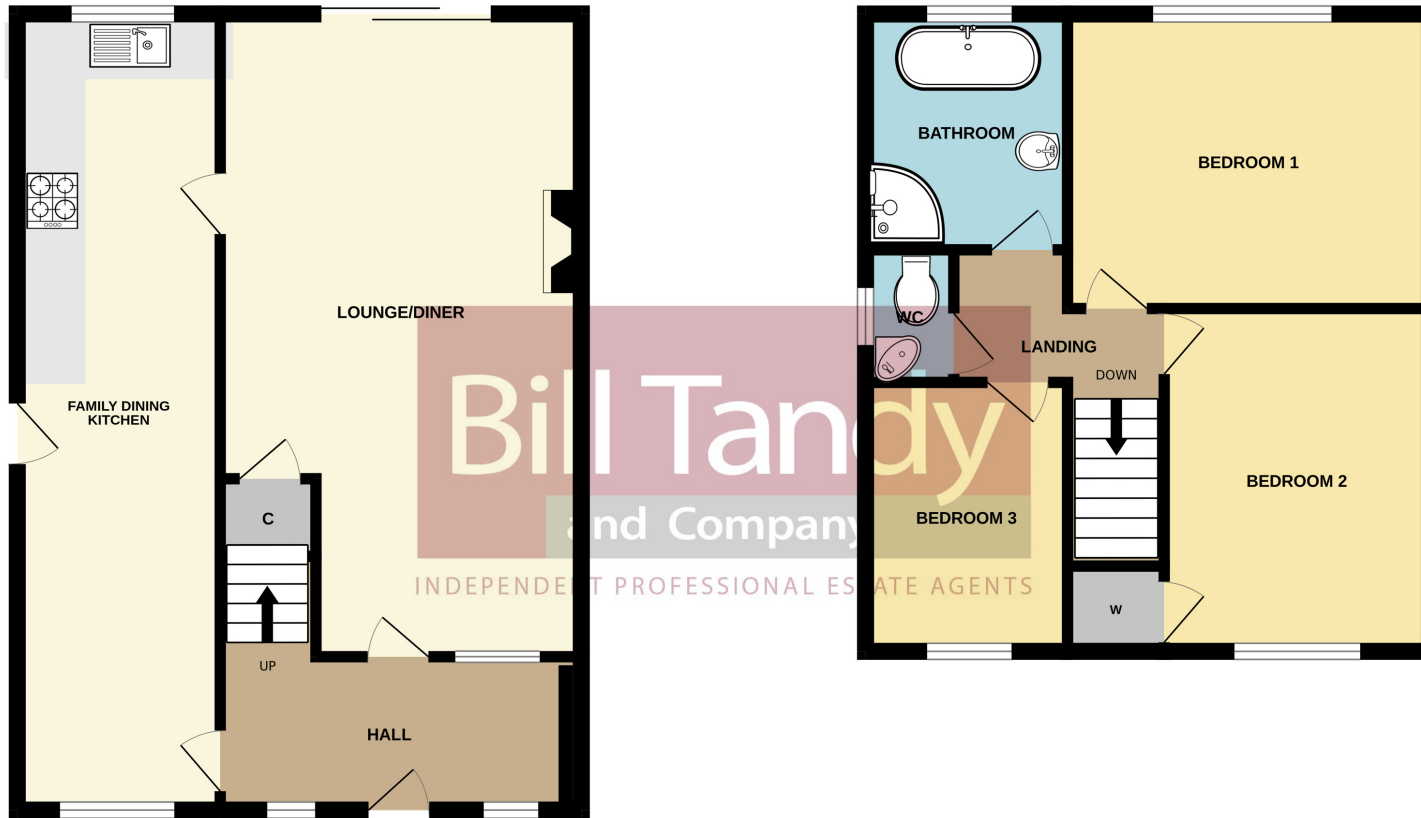
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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