



11 Darnford Moors, Lichfield, Staffordshire, WS14 9RL



Bill Tandy
and Company

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£450,000

Enjoying a lovely setting on the very edge of the popular Boley Park area of Lichfield, and lying alongside Darnford Park, stands this impressive detached bungalow. Just one mile from city centre amenities, and well-placed to take advantage of the local facilities on Boley Park itself, this ideally located bungalow beautifully combines its convenience with a very private aspect. Good-sized bungalows are always in short supply, and given their likely popularity, an early viewing is recommended. The accommodation is well-planned with three excellent bedrooms, a luxury refitted shower room and en-suite WC, together with the spacious lounge and dining room, which leads onto a conservatory. The gardens are delightful and there is a double garage with an electric roller shutter door and ample parking.



ENCLOSED PORCH

having an obscure UPVC double glazed entrance door and inner UPVC double glazed door opening to:

RECEPTION HALL

having double radiator, coving and tiled floor, built-in cloak store cupboard and glazed screen and door to:

LOUNGE

4.39m x 4.24m (14' 5" x 13' 11") having a central traditional wooden fire surround with marble hearth and backing housing an inset living flame coal effect gas fire with two double glazed windows flanking the fireplace, UPVC double glazed bow window to front, double radiator, coving and archway opening to:

DINING ROOM

3.14m x 2.92m (10' 4" x 9' 7") having radiator, coving and serving hatch to kitchen. Double glazed sliding patio doors open to:

CONSERVATORY

3.10m x 3.00m (10' 2" x 9' 10") being UPVC double glazed on a brick base with double doors to garden, tiled flooring, ceiling fan/light and radiator.

KITCHEN

4.24m x 2.63m (13' 11" x 8' 8") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with mixer tap, built-in electric oven with four ring hob and concealed extractor hood, dishwasher and fridge with matching fascias, plumbing for washing machine, space for freezer, co-ordinated ceramic floor and wall tiling, pelmet lighting, UPVC double glazed window and door to rear garden.

BEDROOM ONE

4.24m x 3.06m (13' 11" x 10' 0") having fitted wardrobes with overhead storage cupboards and dressing table with drawer space below, UPVC double-glazed window to rear, radiator, coving and door to:

EN SUITE W.C.

having W.C. suite, corner wash hand basin, tiled splashback back and UPVC double-glazed window to side.



BEDROOM TWO

3.98m x 2.72m (13' 1" x 8' 11") having UPVC double glazed window to front, radiator, coving and wardrobe with mirrored doors.

BEDROOM THREE

2.99m x 2.68m (9' 10" x 8' 10") having UPVC double glazed window to front, radiator, coving and wardrobe with mirrored door.

LUXURY REFITTED SHOWER ROOM

Stylishly re-fitted, this very impressive shower room now includes a large walk-in shower area with glazed screen and aqua panel surround with thermostatic shower fitment with hose and drencher shower, a vanity unit housing the wash hand-basin and WC suite with mono block mixer tap and useful drawer space, coordinated ceramic floor and wall tiling, centrally heated towel rail/radiator, cupboard housing the Vaillant combination gas central heating boiler together with useful linen storage shelving, UPVC double glazed side window, low energy downlights and extractor fan.



OUTSIDE

The property is set back off the road with a private shared driveway approach leading to a block paved driveway providing parking for several cars with external lighting and double gates leading to a side block paved seating area which in turn leads on to the rear garden. The rear garden is set to lawn with a block paved patio, fenced perimeters, mature shrubs and trees and a pleasant private aspect bordering onto Darnford Park. There is a side gated access and cold water tap.

DETACHED DOUBLE GARAGE

5.37m x 5.10m (17' 7" x 16' 9") having electric up and over roller style entrance door, light and power, UPVC double-glazed window and door to side and access to loft space.

COUNCIL TAX

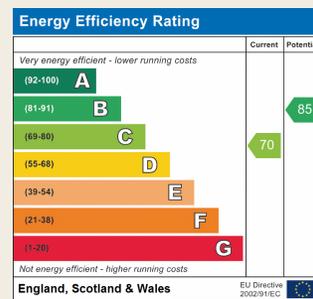
Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the Ofcom website. PLEASE REFER TO KEY FACTS FOR BUYERS.

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

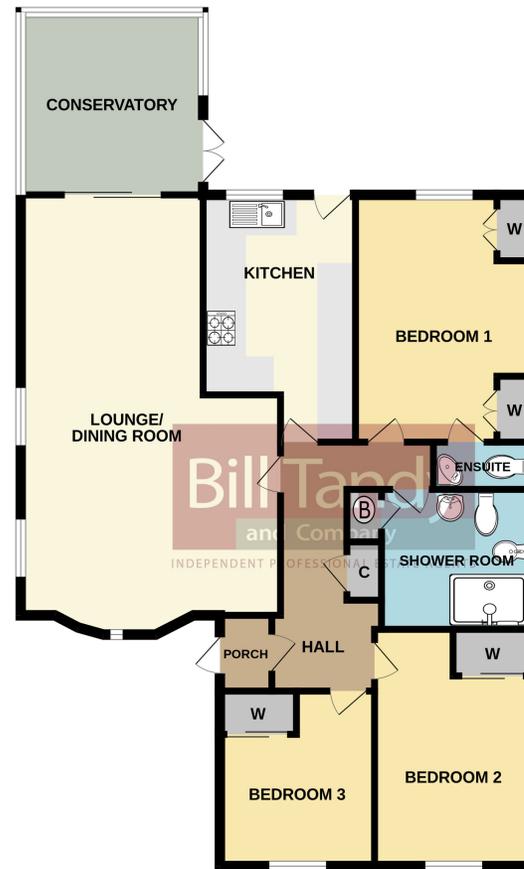
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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

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



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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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INDEPENDENT PROFESSIONAL ESTATE AGENTS