

Bill Tandy

and Company

DRAFT

CATERHAM CRESCENT

5 Caterham Crescent, Streethay, Lichfield, Staffordshire,
WS13 8GS

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

5 Caterham Crescent, Streethay, Lichfield, Staffordshire, WS13 8GS

£325,000

Bill Tandy and Company are delighted in offering for sale this modern detached family home recently built by Miller Homes and positioned on this generously sized plot. The property is superbly located on this highly sought after development within walking distance of the recently built Streethay primary school recently graded outstanding by Ofsted. Further facilities include the newly added Co-op convenience store, cafe and take-away restaurants and there is easy access to the nearby Trent Valley railway station giving superb links to London, Birmingham and Manchester. The property itself, which we strongly urge is viewed internally for it to be fully appreciated, briefly comprises canopy porch, reception hall with guests cloakroom, lounge/dining room, modern kitchen, three first floor bedrooms, one having an en suite, and main bathroom. There are gardens to the front and rear, and there is a tarmac tandem driveway to the right hand side of the property.



CANOPY PORCH

having double glazed front entrance door opening to:

RECEPTION HALL

having LVT wood style flooring, radiator, stairs to first floor and doors opening to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator, LVT flooring and a modern white suite comprising wall mounted wash hand basin and low flush W.C.

KITCHEN

3.20m x 2.32m (10' 6" x 7' 7") having double glazed window to front, radiator, LVT flooring, modern kitchen units comprising base and wall mounted storage cupboards, preparation work tops with matching upstand splashback, inset stainless steel one and a half bowl sink, inset Zanussi oven with four ring gas hob, stainless steel splashback and extractor fan above, space for fridge/freezer and space for washing machine and dishwasher.

LOUNGE/DINING ROOM

5.09m x 4.52m (16' 8" x 14' 10") having double glazed window and double glazed French doors to rear, LVT flooring, two radiators and under stairs storage cupboard.

FIRST FLOOR LANDING

having loft access, double glazed window to side and boiler cupboard housing the Potterton boiler. Doors lead off to:

BEDROOM ONE

3.50m x 3.20m (11' 6" x 10' 6") having double glazed window to front, radiator, useful over stairs wardrobe and door to:



EN SUITE SHOWER ROOM

having an obscure double glazed window to front, radiator, suite comprising wall mounted wash hand basin, low flush W.C. and shower cubicle with shower appliance over and tiled surround and ceiling spotlighting.

BEDROOM TWO

3.30m x 2.38m (10' 10" x 7' 10") having double glazed window to rear and radiator.

BEDROOM THREE

2.21m x 2.05m (7' 3" x 6' 9") having double glazed window to rear and radiator.

FAMILY BATHROOM

2.33m x 1.70m (7' 8" x 5' 7") having radiator, tiled floor, suite comprising wall mounted wash hand basin with tiled surround, low flush W.C., twin ended bath with centrally positioned mixer tap and spotlighting.



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OUTSIDE

Located to the right hand side of the property is a tandem tarmac driveway with useful gated access to the garden. To the front of the property is a paved pathway leading to the front door and a lawned foregarden with hedging. To the rear is a generously sized paved patio, shaped lawn set beyond with borders, small storage shed and fenced surround.

COUNCIL TAX

Band C/

FURTHER INFORMATION/SUPPLIES

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

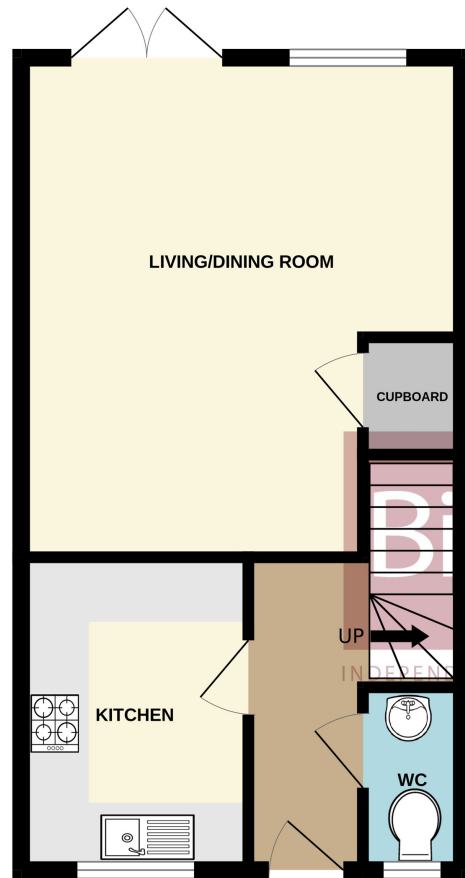
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

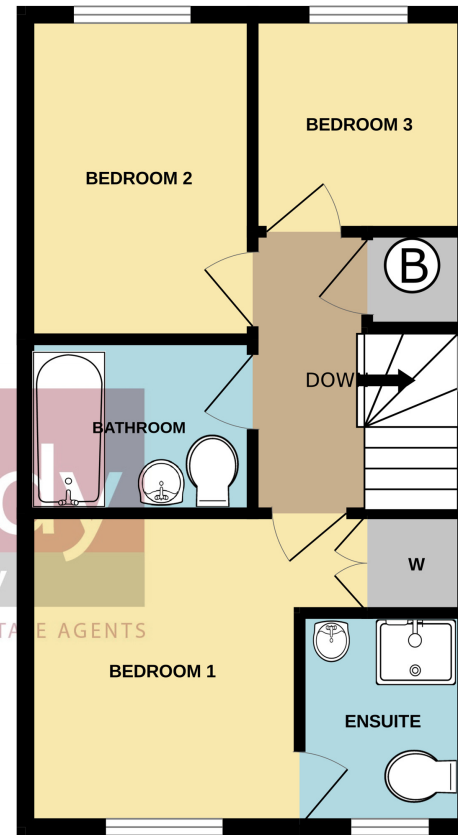
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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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