



55 Walnut Walk, Lichfield, Staffordshire, WS13 8FA

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 55 Walnut Walk, Lichfield, Staffordshire, WS13 8FA

# £309,950

Behind the attractive but unassuming frontage of this mid townhouse lies a truly stylish home which has been considerably improved and renovated by the present owner. Along with a quality fitted kitchen and refitted shower room, the property has also had the benefit of an open plan atrium style conservatory added to the rear, considerably increasing the available living space. The first floor has two bedrooms each with fitted wardrobes and outside the garden has been stylishly landscaped to great effect and squeezes the maximum usability out of its modest proportion. The location on the poplar Darwin Park development is perfect for accessing Lichfield facilities with easy access to the excellent road and rail network which serves the Lichfield area. Rarely have the words 'must be viewed to be appreciated' been more faithfully applied and sums up the desirability of this charming home.



### RECEPTION HALL

With UPVC entrance door with obscured glazed insert, having attractive laminate flooring, stylish radiator and door opening through to;

### OPEN PLAN LIVING ROOM

8.13m x 3.65m (26' 8" x 12' 0") (MAX) Lovely open plan living space with a feature continuation of the laminate flooring, contemporary radiator, and flows through to conservatory area.

### CONSERVATORY

With UPVC glazed units standing off high level brick walls with a continuation of the laminate flooring, closed roof and double doors open to the garden.

### KITCHEN

2.6m x 2.45m (8' 6" x 8' 0") With attractive wood effect work tops with base storage cupboards and drawers, together with matching wall mounted storage cupboards, built in NEF electric double oven and grill with four ring gas hob and extractor hood. Integrated fridge freezer, dishwasher and automatic washing machine each with matching facias. Drinks fridge, wall mounted concealed Baxi combination gas central heating boiler (installed January 2022) single drainer one and a half bowl stainless steel sink unit with swan neck flexible tap. Sealed unit double glazed window to front, stylish glass splashbacks and tiled flooring with LED keyboard lighting and low energy downlighters.

### FIRST FLOOR

Approached with by stairs with an attractive glass balustrade, rising to the landing with loft access hatch.

### BEDROOM ONE

3.65m x 3.4m (12' 0" x 11' 2") With double door built in wardrobe, UPVC double glazed window to the rear with fitted bespoke shutters, laminate flooring and radiators, low energy downlighters.



### BEDROOM TWO

3.44m x 2.13m (11' 3" x 7' 0") (max to rear wardrobe) With full height and width mirrored door wardrobes providing excellent shelving and hanging facilities with further double door built in wardrobe providing fantastic storage with UPVC double glazed window to front with bespoke fitted shutter, radiator, laminate flooring and low energy downlighters.

### LUXURY REFITTED SHOWER ROOM

Fully tiled with large walk in shower tray with screen and shower fitment including hose and drench shower, vanity unit with wash hand basin with mono block mixer tap and mirrored vanity cabinet with integrated LED lighting, close coupled WC, chrome central heated towel rail and radiator, laminate flooring, low energy downlighters and extractor fan and an obscured UPVC double glazed window.

### GARAGE

5m x 2.55m (16' 5" x 8' 4") With up and over entrance door with driveway parking to the front.



## OUTSIDE

To the rear of the front is a most attractive garden with porcelain tiled patio and feature raised borders with manicured shrubbery and stylish fencing with external lighting and gated access to the garage and parking area.

## COUNCIL TAX BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

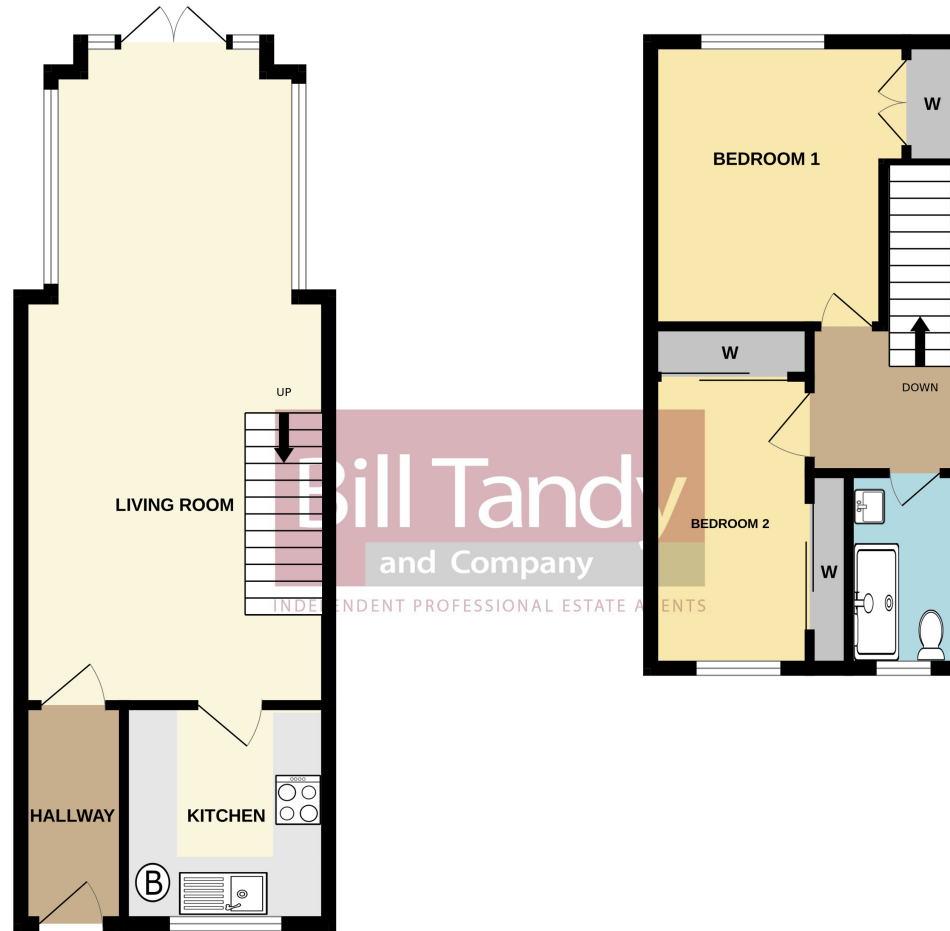
## VIEWING

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



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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