



3 Cairns Close, Lichfield, Staffordshire, WS14 9TP

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy
and Company
FOR SALE
01543 419400
www.billtandy.co.uk

3 Cairns Close, Lichfield, Staffordshire, WS14 9TP

£300,000

Enjoying a pleasant cul de sac setting close to the very heart of the cathedral city of Lichfield, this impressive modern semi detached family home is an ideal purchase. Well located for access to city centre amenities the property has been improved by the present owners, particularly with the addition of the UPVC double glazed conservatory to the rear providing an excellent additional reception room. Within walking distance of city centre amenities and perfect for bus and rail stations, the property is an ideal base for commuting whilst equally well positioned to take full advantage of the excellent facilities available within the city centre. To fully appreciate the quality and extent of the accommodation on offer an early viewing is strongly recommended.



RECEPTION HALL

approached via a PVC composite double glazed entrance door and having radiator, stairs leading off, central heating thermostat and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., wash hand basin with mono bloc mixer tap and tiled splashback, radiator and obscure UPVC double glazed window to front.

FAMILY LOUNGE

4.84m x 3.43m (15' 11" x 11' 3") having UPVC double glazed window to rear, double radiator, useful under stairs storage cupboard and double doors opening to:

CONSERVATORY

2.70m x 2.50m (8' 10" x 8' 2") being UPVC double glazed on a brick base with double doors out to the rear garden.

BREAKFAST KITCHEN

3.42m x 2.72m (11' 3" x 8' 11") being well fitted with ample work surface space with base high gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, LED downlighters, built-in electric oven with four ring electric hob and concealed extractor, integrated fridge, freezer, dishwasher and washing machine each with matching fascias, one and a half bowl single drainer sink unit with mono bloc mixer tap, concealed wall mounted Baxi combination gas central heating boiler, breakfast bar, radiator, UPVC double glazed windows to front and side and extractor fan.

FIRST FLOOR LANDING

having loft access hatch and built-in linen store cupboard.

MASTER BEDROOM

3.40m x 2.73m (11' 2" x 8' 11") having UPVC double glazed window to rear, radiator and built-in store cupboard. Door to:



EN SUITE SHOWER ROOM

having a tiled shower cubicle with thermostatic shower fitment, wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, extractor fan, partial ceramic co-ordinated wall tiling and laminate flooring.

BEDROOM TWO

2.85m x 2.74m (9' 4" x 9' 0") having UPVC double glazed window to front and radiator.

BEDROOM THREE

2.37m x 2.00m (7' 9" x 6' 7") having UPVC double glazed window to rear and radiator.

BATHROOM

having an attractive suite comprising panelled bath with mixer tap with shower attachment and glazed shower screen, wash hand basin with tiled splashback and close coupled W.C., extractor fan, partial ceramic wall tiling, chrome heated towel rail/radiator, electric shaver point and obscure UPVC double glazed window to front.



OUTSIDE

The property is set back off the road with a block paved driveway providing parking for a couple of cars with a pathway approach to the front door and side gated access leading to the rear garden. To the rear is an attractive landscaped garden with a patio seating area, shaped lawn, fenced and walled perimeters, useful garden storage shed and mature trees.

COUNCIL TAX

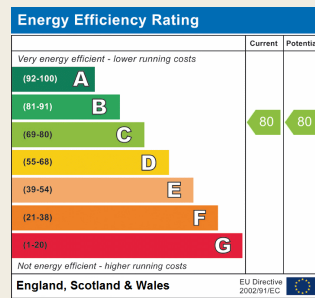
Band C.

AGENTS NOTE

Service charge details:

Half Yearly Service Charge in advance

Due on 25th March 2022 - £116.76 (£19.46 payable by monthly Direct Debit)



TENURE

Our client advises us that the property is Freehold.

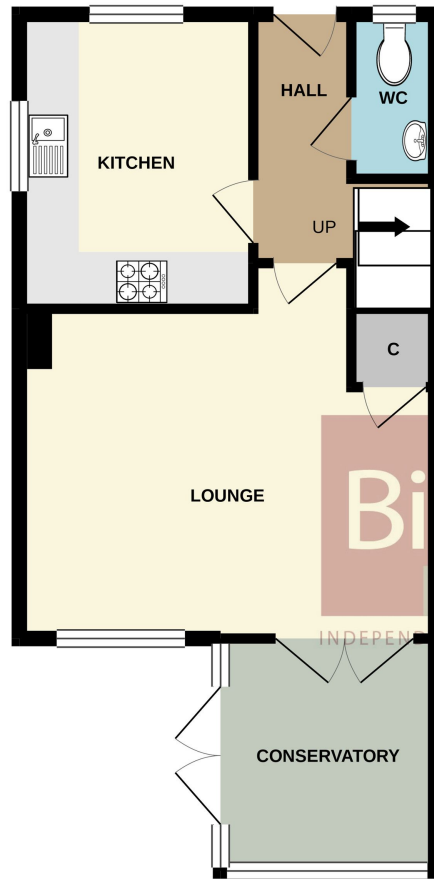
Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

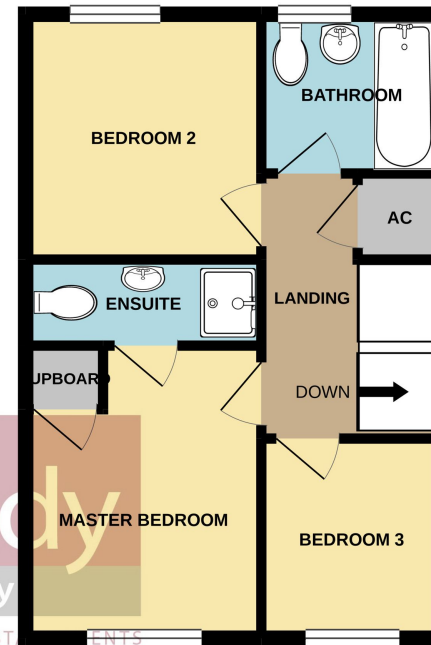
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



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TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

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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