



17 The Woodlands, Lichfield, Staffordshire, WS13 6XE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£595,000

Bill Tandy and Company are delighted in offering for sale this generous size executive detached house superbly located within the small and select cul-de-sac position of The Woodlands. The property is superbly located a short walk away from the City centre of Lichfield with an abundance of facilities nearby. The property provides generous accommodation throughout, for this reason, internal viewings are highly recommended. The property comprises a reception hall, through lounge with a inglenook fireplace, dining room, study, breakfast kitchen and utility room. To the first floor are four bedrooms, modern en-suite and a family bathroom. Set to the front is a driveway providing parking for several vehicles, double garage, and landscaped gardens.



ON THE GROUND FLOOR

RECEPTION HALL

GUEST CLOAKROOM

THROUGH LOUNGE

4.65m x 8.48m (15' 3" x 27' 10")

DINING ROOM

2.53m max x 3.86m (8' 4" max x 12' 8")

STUDY

2.56m x 1.99m (8' 5" x 6' 6")

BREAKFAST KITCHEN

5.01m MAX x 3.48m (16' 5" MAX x 11' 5")

UTILTY ROOM

ON THE FIRST FLOOR

Doors from the Landing open to

BEDROOM 1

3.83m x 4.03m (12' 7" x 13' 3")

EN-SUITE SHOWER ROOM

1.8m x 1.86m (5' 11" x 6' 1")

BEDROOM 2

2.9m x 3.62m (9' 6" x 11' 11")

BEDROOM 3

3.04m x 3.66m (10' 0" x 12' 0")

BEDROOM 4

2.05m x 2.66m (6' 9" x 8' 9")

BATHROOM

3.15m x 1.62m (10' 4" x 5' 4")



OUTSIDE

One of the main features of the property is the superbly and professionally landscaped gardens and driveway. Set to the front of the property is a block paved driveway for several vehicles. This provides access to side gate, double garage and front entrance door. Set to the rear is a professionally designed low maintenance gardens with paved patio areas and borders.

COUNCIL TAX

Band F.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(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.



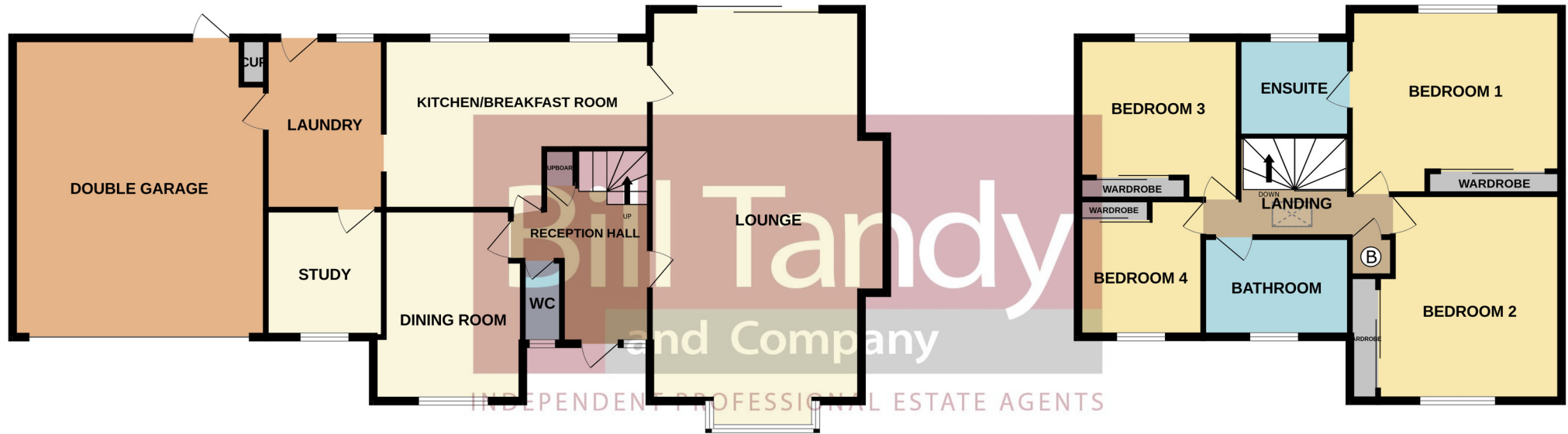
VIEWING

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



17, THE WOODLANDS, LICHFIELD, WS13 6XE

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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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