

Bill Tandy  
and Company

59 Grange Lane, Lichfield, Staffordshire, WS13 7EE

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 59 Grange Lane, Lichfield, Staffordshire, WS13 7EE

# £350,000

Beautifully presented throughout and enjoying a delightful location within this established and popular residential area of Lichfield, this impressive semi detached family home must be high on any buyers shopping list. The accommodation is well planned and has been extended to the rear creating a very generous lounge and dining room area. The kitchen is delightfully fitted and the main bedroom has been cleverly reconfigured to incorporate an en suite bathroom. The convenient location on the northern fringe of the cathedral city of Lichfield is ideal for accessing not only the city centre amenities, but also the delightful surrounding countryside. Commuters always find Lichfield a very convenient setting with its excellent links to many Midland commercial centres and beyond. With its vibrant city centre, historic cathedral and glorious countryside environment it is understandable why Lichfield is popular with many buyers. To fully appreciate this lovely home an early viewing would be strongly encouraged.



### SIDE COVERED ENTRANCE

with obscure UPVC double glazed entrance door and side screen opens to:

### RECEPTION HALL

having feature laminate flooring, stairs leading off with attractive timber balustrade, heating thermostat and obscure glazed door opening to:

### FAMILY SITTING ROOM

4.63m x 3.70m (15' 2" x 12' 2") having a corner living flame gas fire standing on a tiled hearth with recessed lighting, double radiator, obscure glazed window to side, useful under stairs storage cupboard, coving and wide archway through to:

### EXTENDED DINING ROOM

4.53m x 2.41m (14' 10" x 7' 11") having UPVC double glazed double French doors opening out to the rear garden, UPVC double glaze bow window to the same, double radiator, two wall light points and coving.

### WELL FITTED KITCHEN

3.34m x 2.12m (10' 11" x 6' 11") having ample preformed work surfaces and stylish doored base cupboards and drawers, together with matching wall-mounted units. There is an integrated oven with four ring gas hob and extractor, space and plumbing for a washing machine, integrated fridge and freezer with marching fascia, under-cupboard lighting, single drainer sink and mixer tap, UPVC double glazed window to front, tiled splashback and flooring.

### FIRST FLOOR LANDING

having spindle balustrade, coving, loft access hatch and radiator. Doors lead off to:



### BEDROOM ONE

3.82m x 3.26m (12' 6" x 10' 8") having two double doored built-in wardrobes and bed surround with overhead storage cupboards, corner glazed display shelving with integral lighting and bedside cabinets, separate chest of drawers, UPVC double glazed window to rear with far-reaching views, radiator, coving and door to:

### EN SUITE BATHROOM

having a corner bath with electric shower fitment over, vanity unit with inset wash hand basin with mono bloc mixer tap and cupboard and drawer space, W.C. with concealed cistern, chrome electric heated towel rail, co-ordinated ceramic wall tiling, obscure UPVC double glazed window, mirrored vanity cabinet with lighting, low energy downlighters and coving.

### BEDROOM TWO

2.56m x 2.48m (8' 5" x 8' 2") having UPVC double glazed window to front and radiator.

### BEDROOM THREE

3.52m x 1.99m (11' 7" x 6' 6") having double doored built-in wardrobe, radiator and UPVC double glazed window to front.



## BATHROOM

having a 'P' shaped shower bath with curved shower end with glazed screen, electric shower fitment and mono bloc mixer tap, vanity unit with wash hand basin and W.C. with useful cupboard space, comprehensive co-ordinated ceramic wall tiling, obscure UPVC double glazed window and built-in airing cupboard housing the pre-lagged hot water cylinder with linen shelving.

## OUTSIDE

The property is set well back off Grange Lane with a long block paved driveway and neatly tended foregarden with well stocked flower and herbaceous borders, and side access leading to the rear. To the rear of the property is a delightful garden designed for ease of maintenance with slabbed and gravelled patio and seating areas and pathways, well established mature shrubbery, useful garden storage shed, external garden lighting and fenced and hedged perimeters.

## GARAGE

5.00m x 2.40m approx. (16' 5" x 7' 10" approx.) approached via an up and over entrance door and having external up and down lighting.

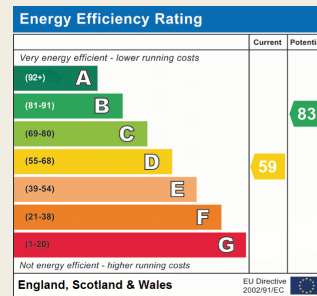


## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIERS

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



## 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](mailto: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



59 GRANGE LANE, LICHFIELD WS13 7EE

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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