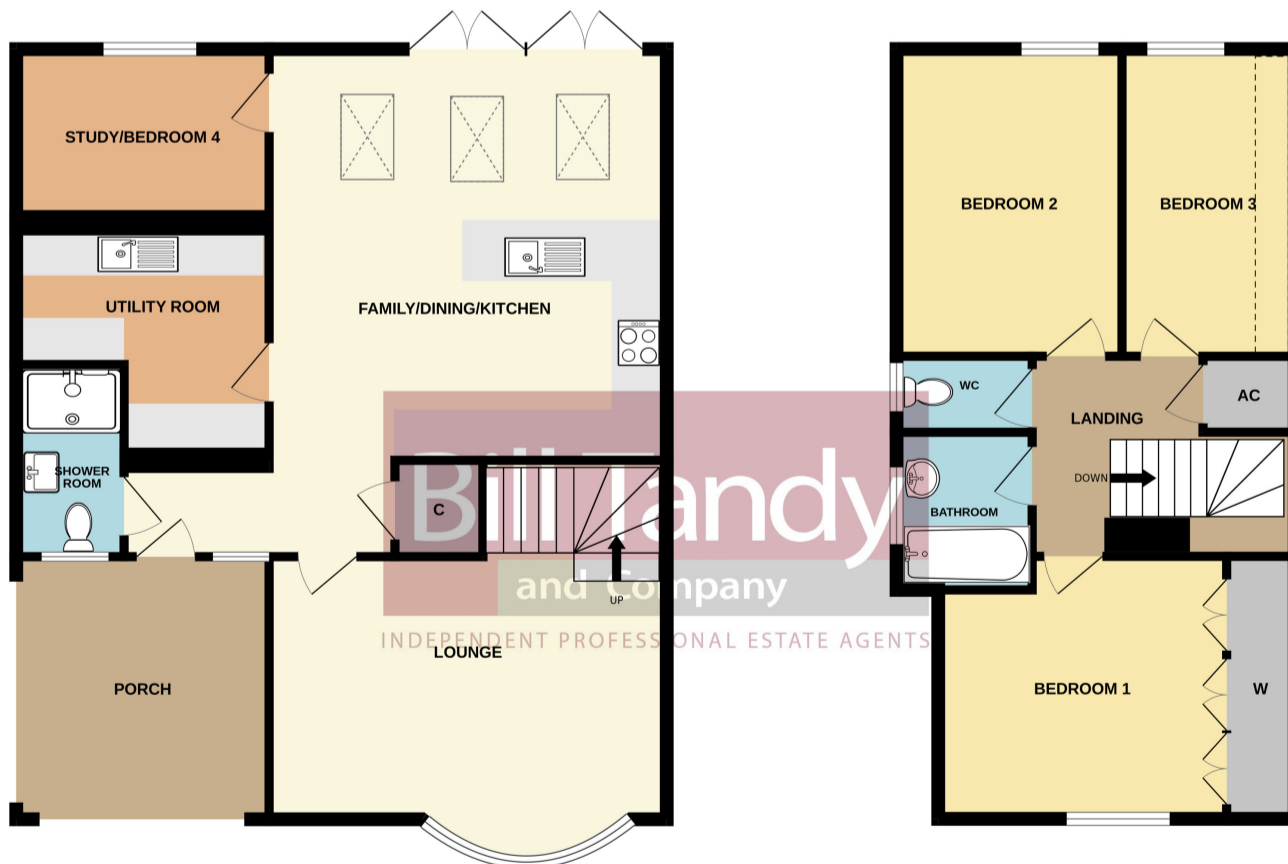


DRAFT

GROUND FLOOR

1ST FLOOR



21 GILES ROAD, LICHFIELD WS13 7JU

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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**21 Giles Road, Lichfield,
Staffordshire, WS13 7JU**

£395,000 Freehold

This truly stunning luxury detached family home occupies a significant corner position in this popular cul de sac location. Having undergone a comprehensive programme of improvement, this very stylish property has a truly outstanding family dining kitchen extending to over six metres by five metres, together with a large utility room. The ground also boasts not only the family lounge but also a very versatile study or fourth bedroom along with a quality fitted shower room. The first floor has the three further bedrooms along with the family bathroom and separate W.C. - all quality fitted. Adding to the appeal is its generous garden plot which extends on three sides with a large rear garden and a side patio seating area perfect for enjoying some private summer sunshine. The cul de sac location is ideal for accessing Lichfield's amenities along with the superb commuter links to many Midland commercial centres and beyond. To fully appreciate both the quality of the accommodation and its immaculate presentation an early viewing would be strongly recommended.



LARGE COVERED PORCH ENTRANCE

having brick pillar, wall light point and PVC obscure double glazed composite entrance door opening to:

RECEPTION HALL

having feature laminate flooring, contemporary radiator, downlighters and door to:

LUXURY SHOWER ROOM

having large fully tiled shower cubicle with thermostatic shower with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, ceramic floor tiling, low energy downlighters and extractor fan.

FAMILY LOUNGE

5.01m x 3.31m (16' 5" x 10' 10") having UPVC double glazed bow window to front, double radiator, wall light points and stairs leading off.

STUNNING EXTENDED OPEN PLAN FAMILY DINING KITCHEN

6.16m x 4.89m (20' 3" x 16' 1") the kitchen area is superbly fitted with Corian work tops with white high gloss doored storage cupboards and drawers beneath, built-in Bosch electric double oven and grill with integrated Russell Hobbs combination microwave oven and four ring gas hob with extractor hood and tiled splashback, integrated fridge, freezer, dishwasher and larder fridge each with matching fascias, pull-out spice drawer, wall mounted storage cupboards, stainless steel sink with swan neck mixer tap, low energy downlighters, laminate flooring and contemporary radiator. The sitting area has bi-fold doors opening to the rear garden, three Velux skylights flooding the room with natural light, contemporary radiator, downlighters and door to:



USEFUL STUDY/4TH BEDROOM

3.23m x 2.23m (10' 7" x 7' 4") a versatile room ideal as a playroom or study having UPVC double glazed window to rear, double radiator and downlighters.

UTILITY ROOM

3.07m x 2.82m (10' 1" x 9' 3") very generously proportioned and having work top space with base storage cupboards, single drainer sink unit, space and plumbing for washing machine, wall mounted storage cupboards, Ideal combination gas central heating boiler, radiator, loft hatch with pulldown ladder to independent loft space, laminate flooring and UPVC double glazed door to side patio seating area.

FIRST FLOOR LANDING

having loft access hatch with pulldown ladder, built-in airing cupboard with linen shelving and doors leading off to:

BEDROOM ONE

3.90m max x 3.10m max (12' 10" max x 10' 2" max) having full height and width fitted wardrobes, dressing table with drawer space beneath and overhead cupboards, UPVC double glazed window to front and radiator.



BEDROOM TWO

2.90m x 2.60m (9' 6" x 8' 6") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.90m x 2.20m (9' 6" x 7' 3") having UPVC double glazed window to rear and radiator.

FAMILY BATHROOM

beautifully fitted with a contemporary panelled bath with mono bloc mixer tap with thermostatic shower fitment fitted over and glazed shower screen, pedestal wash hand basin with mono bloc mixer tap, co-ordinated ceramic wall tiling, radiator and obscure UPVC double glazed window.

SEPARATE W.C.

having close coupled W.C. and obscure UPVC double glazed window.



OUTSIDE

The property occupies a generous corner plot with a block paved driveway providing parking for several cars flanked by lawned foregardens to each side and a wide side access leading to the rear. To the rear of the property is a mature private sunny garden with an attractive flagstone patio seating area to the side with useful garden storage shed and fenced perimeters. The garden extends round to the rear with a block paved patio, neat lawn, walled raised border, mature flower and herbaceous borders, useful external cold water tap and lighting.

COUNCIL TAX

Band C.

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.