



6 Lawrence Way, Lichfield, Staffordshire, WS13 6RD

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£595,000

Enjoying a lovely setting beyond the private gated driveway off Lawrence Way, this impressive extended family home represents an excellent purchase. The living room has been extended to provide a very generous family living space with a central log burner providing a delightful homely feature. The flexibility of the accommodation is represented by two further good reception rooms, which together with the five bedrooms makes this a truly ideal family home. The peaceful location on the popular Darwin Park development could not be better and is further enhanced by the delightful professionally landscaped rear garden, together with the unusually generous parking provision. Lichfield's city centre amenities are within easy reach, as is the excellent road and rail network which serves the area making Lichfield one of the most popular residential locations of the Midlands. To fully appreciate the extent of the accommodation of the property on offer, an early viewing would be strongly recommended.



RECEPTION HALL

approached via a Georgian style PVC composite double glazed entrance door and having feature wood strip flooring, stairs leading off with cupboard space below, radiator and coving.

FITTED GUESTS CLOAKROOM

having W.C., pedestal wash hand basin, partial ceramic tiling, radiator and extractor fan.

EXTENDED FAMILY LOUNGE

6.10m max x 5.54m max (20' 0" max x 18' 2" max) a superb 'L' shaped family lounge having recessed fireplace housing a multi-fuel burner standing on a slate hearth, Velux skylights, UPVC double glazed windows to front and rear, a continuation of the attractive wood strip flooring and two radiators. The Dining Area has three UPVC double glazed windows to rear, double glazed double French doors opening out to the garden and two further Velux skylights.

DINING ROOM

3.18m x 3.12m (10' 5" x 10' 3") having UPVC double glazed windows to front and side, radiator and coving.

STUDY

3.19m x 2.43m (10' 6" x 8' 0") having UPVC double glazed window to front and radiator.

KITCHEN

4.50m x 3.10m (14' 9" x 10' 2") having granite work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in AEG double oven with four ring gas hob and extractor hood, one and a half bowl stainless steel sink unit with swan neck mixer tap, integrated dishwasher, fridge and freezer all with matching fascias, radiator, ceramic floor tiling, co-ordinated tiled splashbacks, two UPVC double glazed windows to rear, low energy downlighters and door to:

UTILITY ROOM

having further granite work top with circular stainless steel sink, space and plumbing for washing machine and tumble dryer, wall mounted concealed gas central heating boiler, extractor fan, obscure UPVC double glazed door to outside, tiled splashbacks and tiled flooring.

FIRST FLOOR LANDING

having radiator, coving to ceiling, built-in airing cupboard housing a pressurised hot water cylinder and timer.



MASTER BEDROOM

4.15m x 3.20m (13' 7" x 10' 6") having double and single doored built-in wardrobes, UPVC double glazed window to front and feature porthole circular window to same, two radiators, coving, further built-in store cupboard and door to:

LUXURY RE-FITTED EN SUITE SHOWER ROOM

having large walk-in shower tray with glazed screen and Aqualisa Quartz thermostatic shower fitment, vanity unit with inset wash hand basin with mono bloc mixer tap and drawer space beneath and close coupled W.C., LED lit mirrored vanity cabinet, ceramic wall tiling, feature LVT flooring, chrome heated radiator and obscure UPVC double glazed window.

BEDROOM TWO

3.40m x 3.24m (11' 2" x 10' 8") having UPVC double glazed window to rear, radiator and built-in store cupboard.

BEDROOM THREE

2.70m x 2.60m (8' 10" x 8' 6") having UPVC double glazed window to rear, radiator, coving and built-in store cupboard.

FAMILY BATHROOM

having suite comprising panelled bath with mixer tap, pedestal wash hand basin and close coupled W.C., radiator, co-ordinated ceramic wall tiling, obscure UPVC double glazed window, extractor fan, downlighting and electric shaver point.

SECOND FLOOR LANDING

having Velux skylight and doors leading off to:



BEDROOM FOUR

4.60m x 3.26m (15' 1" x 10' 8") having UPVC double glazed dormer window to front, Velux skylight to rear and radiator.

BEDROOM FIVE

4.60m x 2.57m (15' 1" x 8' 5") having UPVC double glazed dormer window to front, Velux skylight to rear and radiator.

SHOWER ROOM

having corner shower cubicle with Aqualisa thermostatic shower fitment, pedestal wash hand basin and close coupled W.C., ceramic wall tiling, extractor fan, downlighters, radiator and electric shaver point.

OUTSIDE

The property sits on a corner plot with the shared gated private drive leading to a block paved driveway to the front of the property with a small foregarden with lawn and shrubs. The extent of the property continues to the side where there is a partially wrought-iron railed further driveway and parking area for three cars with access to the garage and two gated accesses to the rear garden. The rear garden is attractively landscaped with a shaped lawn, block paved pathway and a circular entertaining space with ground level uplighters and a vertical sleeper surround with external electric point.

GARAGE

6.23m x 2.70m (20' 5" x 8' 10") having up and over entrance door, fluorescent light and power point and door to:



WORKSHOP/GYM

4.76m x 2.40m (15' 7" x 7' 10") being plastered and having a tiled floor, two Velux skylights, downlighters and double glazed door to garden.



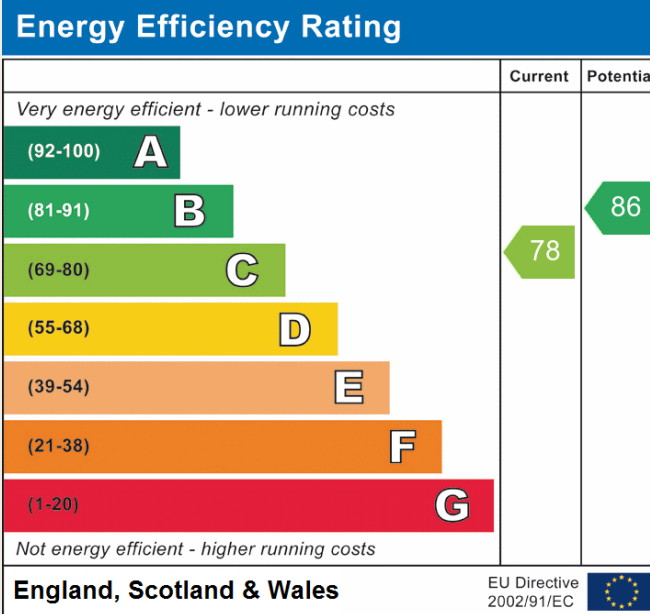
TENURE

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

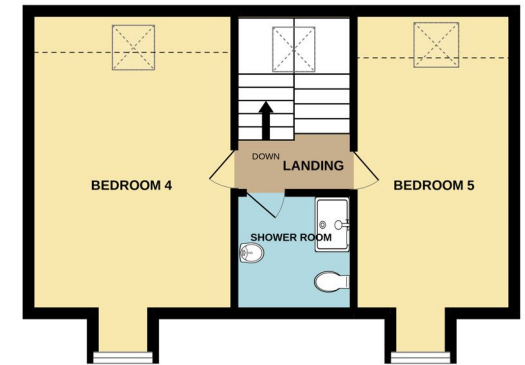
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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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