



17 York Close, Lichfield, Staffordshire, WS13 7ST

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 17 York Close, Lichfield, Staffordshire, WS13 7ST

# £315,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly presented link detached home located on the sought after cul de sac position of York Close. The property enjoys a superb and generous sized plot providing ample parking to front for numerous vehicles and a generous sized rear garden. This modern link detached house comprises side entrance hall, lounge with feature fireplace, dining kitchen to rear, conservatory, utility room/W.C., three first floor bedrooms and modern shower room. Outside is a useful store formed from part of the original garage, and one of the distinct features is the superb sized and generous rear garden with space if required for shed.



### SIDE ENTRANCE HALL

approached via an obscure double glazed entrance door flanked by side window, radiator, useful under stairs store cupboard and doors open to:

### LOUNGE

4.65m x 3.36m max (15' 3" x 11' 0" max ) having double glazed bow window to front, additional window to front, radiator and fireplace housing a gas fire with marble style hearth, inset and wooden surround with mantel above.

### OPEN PLAN DINING KITCHEN

4.66m x 3.75m max (15' 3" x 12' 4" max) having tiled flooring, stairs to first floor, double glazed window to rear, radiator, modern base cupboards and drawers with round edge work tops, tiled surround, wall mounted units, inset one and a half bowl sink with swan neck mixer tap, inset Samsung double oven with Samsung four ring induction hob and extractor fan, integrated fridge and double glazed sliding patio doors open to:

### CONSERVATORY

4.78m x 2.63m (15' 8" x 8' 8") being double glazed and having French doors to patio, radiator, tiled flooring, door to the former garage now providing useful storage and further door to:

### UTILITY/W.C.

2.17m x 1.84m (7' 1" x 6' 0") having base and larder storage cupboards, spaces for washing machine and fridge/freezer, pedestal wash hand basin, low flush W.C., towel rail and an obscure double glazed window to rear.

### FIRST FLOOR LANDING

having radiator, store cupboard, double glazed window to side and doors opening to:



### BEDROOM ONE

3.74m max x 2.76m (12' 3" max x 9' 1") having double glazed window to front, radiator and range of bedroom furniture comprising wardrobes, chest of drawers and bedside cabinets.

### BEDROOM TWO

3.62m max (2.61m min) x 2.80m (11' 11" max 8'7" min x 9' 2") having built-in wardrobes over the stairs, double glazed window to rear and radiator.

### BEDROOM THREE

2.88m x 1.74m (9' 5" x 5' 9") having double glazed window to front and radiator.

### SHOWER ROOM

having obscure double glazed window to rear, chrome heated towel rail, modern white suite comprising vanity unit with wash hand basin above, low flush W.C. and shower cubicle with shower appliance over, tiled flooring and full ceiling height tiled splashback surround.



## OUTSIDE

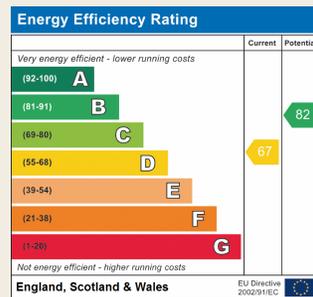
One of the distinct features of the property is its superb and generous sized plot which is larger than average for the road. To the front is a block paved driveway providing an abundance of parking which extends to the left hand side of the property. To the rear is a larger than average superb sized garden having a raised paved patio area, further paved area to the right hand side of the property with a shed, sweeping shaped lawn with borders, circular paved patio, pond and fenced surround.

## STORE

3.15m x 2.21m (10' 4" x 7' 3") forming part of the original garage this shortened garage is now useful storage with up and over door and inner door to conservatory.

## 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.



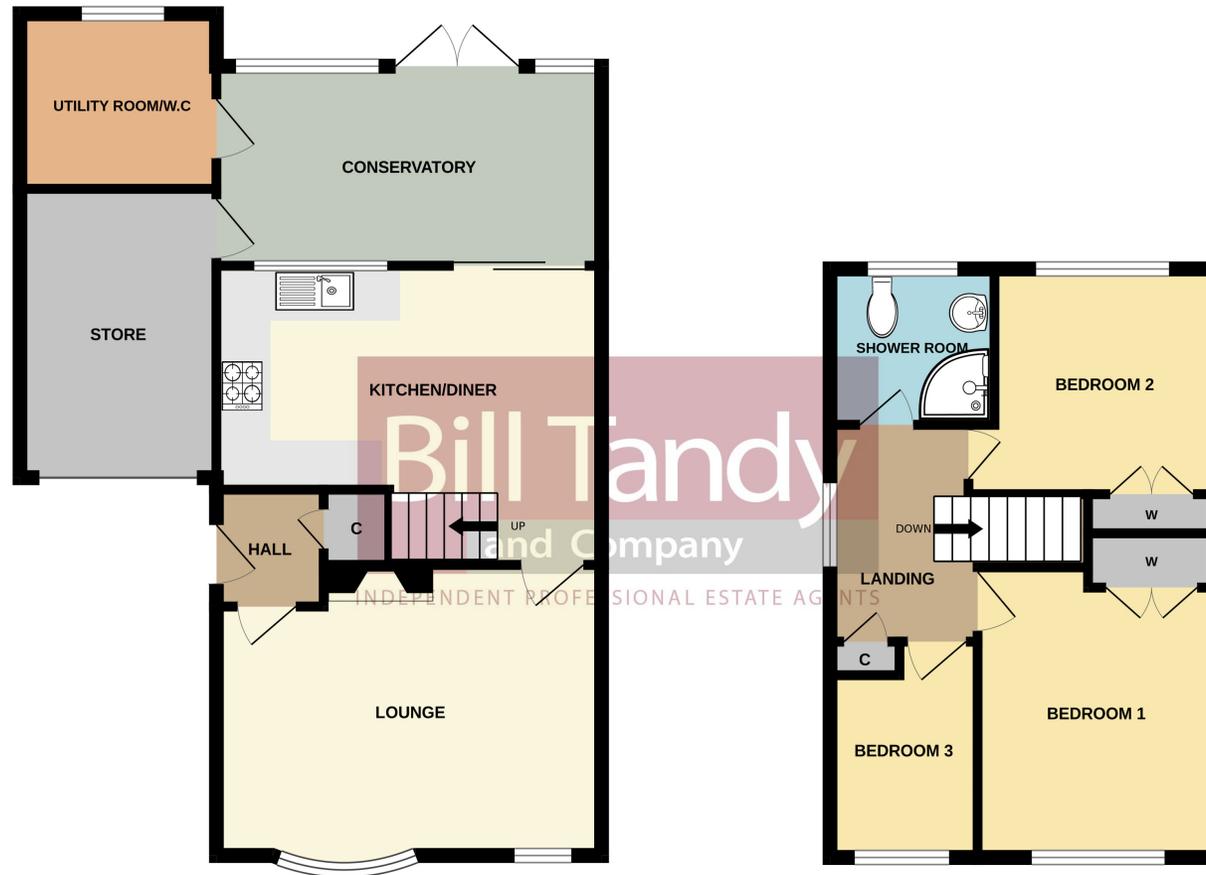
## VIEWING

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.

GROUND FLOOR

1ST FLOOR



17, YORK CLOSE, LICHFIELD, WS13 7ST

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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