



28 Woodfields Drive, Lichfield, Staffordshire, WS14 9HH

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**28 Woodfields Drive, Lichfield,  
Staffordshire, WS14 9HH**

**£575,000**

Situated in this enviable cul-de-sac on the popular southern side of the cathedral city of Lichfield, this substantially extended detached family home, of approximaely 146 square metres, offers an excellent opportunity for a family buyer. Having not changed hands for many years, the property has been well cared for and loved and offers a generous accommodation layout with five bedrooms to the first floor, together with the family bathroom and an en suite shower room. The excellent location is perfect for accessing Lichfield city centre amenities, and is equally ideal for commuting, with the excellent road and rail network serving Lichfield near at hand. Available with the benefit of no upward chain, the property is available with vacant possession and an early viewing would be strongly encouraged.



### **RECEPTION HALL**

approached from the car port via a UPVC double glazed entrance door with obscure double glazed side screen and having stairs leading off with useful cupboard beneath, coving and door to:

### **FITTED GUESTS CLOAKROOM**

having close coupled W.C., wash hand basin, partial ceramic wall tiling and obscure glazed window to front.

### **SPACIOUS 'L' SHAPED FAMILY LOUNGE/DINING ROOM**

7.00m max x 5.88m max (3.87m x 3.05m) (23' 0" max x 19' 3" max - 12' 8" x 10' 0") a generous 'L' shaped through room with wide UPVC double glazed picture window to front, central inglenook recess with downlighting, UPVC double glazed French door and side screen opening to the rear garden and double glazed window to same, coving and cupboard housing the Aquair central heating boiler and thermostat.

### **'L' SHAPED FAMILY BREAKFAST KITCHEN**

5.31m max x 4.95m max (2.46m min) (17' 5" max x 16' 3" max 8'1" min) having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including display shelving, built-in electric double oven and grill with integrated microwave, four ring induction hob with concealed extractor, one and a half bowl sink unit with mono bloc mixer tap, Miele dishwasher, integrated fridge/freezer with matching fascia, pull-out larder unit, co-ordinated ceramic wall tiling, UPVC double glazed windows overlooking the rear garden, built-in pantry with light and shelving and door to:

### **UTILITY ROOM**

having further pre-formed work surface space with base storage cupboard, single drainer sink unit, space and plumbing for washing machine and tumble dryer, co-ordinated tiled splashbacks, UPVC double glazed door to outside and useful shelved store cupboard.



### **FIRST FLOOR LANDING**

having loft access hatch with fold-down ladder. Doors lead off to:

### **BEDROOM ONE**

3.93m x 3.86m (12' 11" x 12' 8") having a range of fitted wardrobes and wide UPVC double glazed window to front.

### **BEDROOM TWO**

4.80m x 2.30m (15' 9" x 7' 7") having radiator, UPVC double glazed window to front, downlighters and double wardrobe. Door to:

### **EN SUITE SHOWER ROOM**

having a large double width tiled shower cubicle with Aqualisa shower fitment, vanity unit housing the wash hand basin and W.C. with useful cupboard space, matching wall mounted storage cupboards and vanity wall mirror, comprehensive ceramic co-ordinated wall tiling, radiator, extractor fan, obscure UPVC double glazed window and built-in shelved linen store cupboard.

### **BEDROOM THREE**

3.86m x 3.23m (12' 8" x 10' 7") having UPVC double glazed window to front and large walk-in wardrobe with shelving.



### BEDROOM FOUR

3.12m x 2.55m (10' 3" x 8' 4") having UPVC double glazed window to rear.

### BEDROOM FIVE

2.71m x 2.20m (8' 11" x 7' 3") having UPVC double glazed window to rear.

### BATHROOM

having a large corner bath with mono bloc mixer tap, pedestal wash hand basin with mixer tap, W.C. with concealed cistern, large quadrant corner shower cubicle with Mira electric shower fitment, comprehensive co-ordinated ceramic wall tiling, sun tube providing natural daylight, vanity mirror, downlighters, chrome heated towel rail/radiator and electric shaver point.

### OUTSIDE

The property is set back from the road with a generous block paved driveway providing parking for several cars with a car port, lawned foregarden and a side gate leading to the rear. To the rear of the property is an established private garden with patio seating area and dwarf walling, raised lawn, hedged and fenced boundaries, covered side storage area, external security lighting and useful cold water tap.



### GARAGE

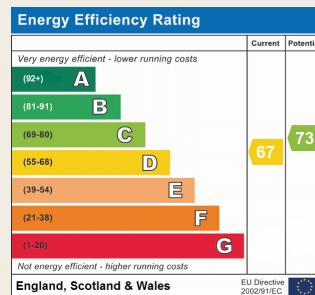
5.48m x 2.70m (18' 0" x 8' 10") approached via an electric roller shutter entrance door and having personal access door to rear garden, light and power and Vaillant Ecofit combination central heating boiler which provides conventional heating to bedroom two and the en suite.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION/SUPLIES

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



### TENURE

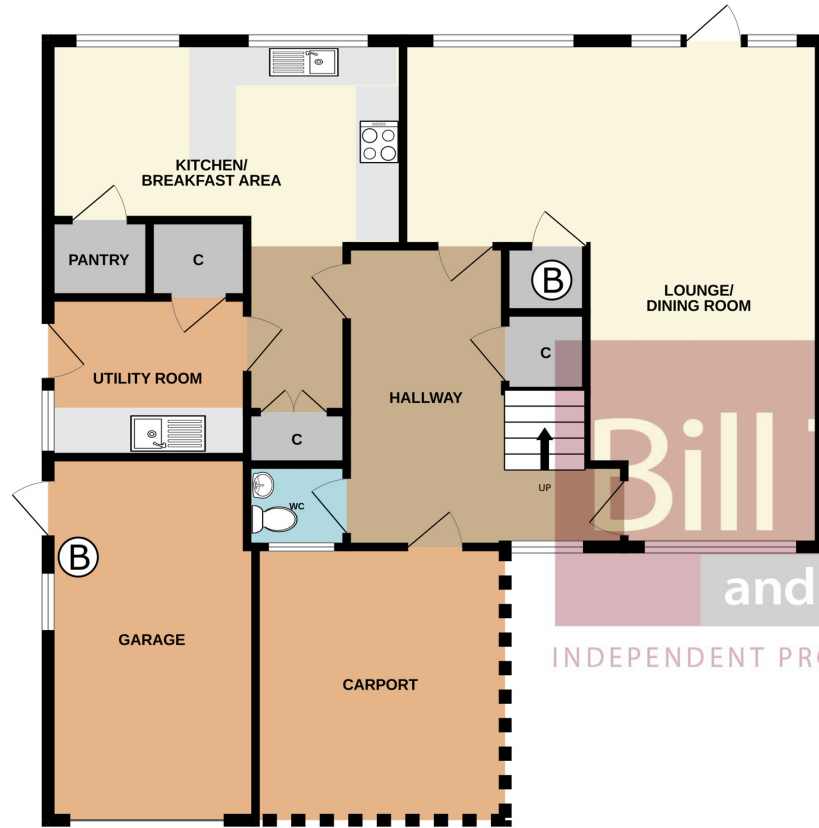
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

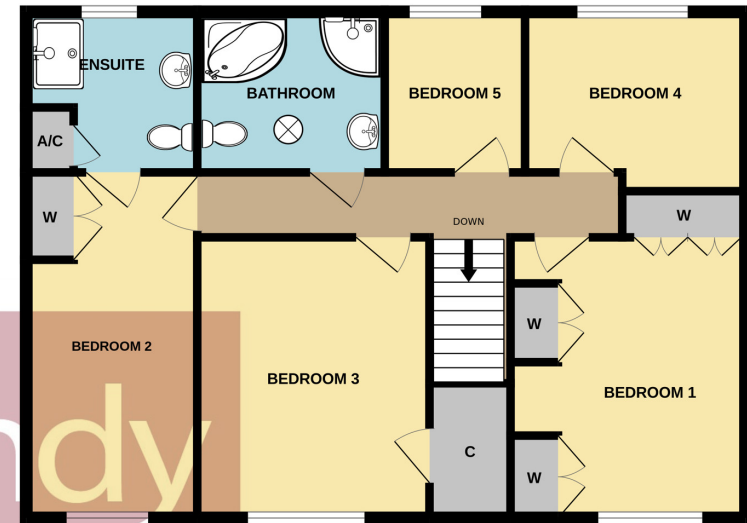
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



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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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