



5 Coppice Grove, Lichfield, Staffordshire, WS14 9PR

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 5 Coppice Grove, Lichfield, Staffordshire, WS14 9PR

# £525,000

Bill Tandy and Company are delighted in offering for sale this superbly updated and contemporary detached family home in one of Lichfield's most highly regarded cul-de-sac positions on the southern side of the cathedral city on Boley Park. The property has undergone substantial improvement and renovation by the current owners and for this reason we strongly urge internal viewings for the property to be fully appreciated. The accommodation comprises reception hall, guests cloakroom, through lounge, dining room, study, re-fitted breakfast kitchen and utility. To the first floor are four bedrooms two of which having a modern en suite shower room, and further family bathroom. There is a tarmac drive to front leading to the double garage, gardens to the rear.



### CANOPY PORCH

having a composite front entrance door with window alongside to:

### RECEPTION HALL

having stairs to first floor with under stairs storage cupboard, laminate floor, cloak cupboard and doors lead off to:

### RE-FITTED GUESTS CLOAKROOM

having a designer chrome radiator, contemporary floor and wall tiling, suite comprising wall mounted wash hand basin and low flush W.C.

### LOUNGE

5.34m into bay x 4.09m (17' 6" into bay x 13' 5") having a walk-in double glazed bay window to front, two radiators and feature fireplace. Double doors open to:

### DINING ROOM

4.09m x 2.94m (13' 5" x 9' 8") having double glazed French doors to rear garden, radiator, laminate floor and door to hall.

### STUDY

3.14m x 2.00m (10' 4" x 6' 7") having laminate floor, double glazed window to front and radiator.

### 'L' SHAPED BREAKFAST KITCHEN

5.20m x 4.86m plus rear bay (17' 1" x 15' 11" plus rear bay) this superbly re-fitted and contemporary kitchen has walk-in double glazed square bay feature set to the rear with French doors to garden, additional double glazed window to rear, ceiling spotlighting, tiled flooring with underfloor heating, comprehensive range of units comprising base cupboards and drawers with quartz work tops above and matching upstand splashback, wall mounted cupboards with under-cupboard lighting, inset Franke sink with swan neck mixer tap, inset double oven, Neff four ring induction hob with contemporary Neff canopy extractor fan above, integrated dishwasher and space ideal for American style fridge/freezer. Utility Area providing a useful space additional to the kitchen having a tiled floor, spaces for washing machine and tumble dryer, Worcester boiler and double glazed door to side.

### FIRST FLOOR LANDING

having store cupboard, airing cupboard, loft access with pull-down ladder leading to a boarded loft and doors to:



### BEDROOM ONE

5.49m max x 4.10m (18' 0" max x 13' 5") having double glazed window to front, radiator, a superb range of built-in double wardrobes and door to:

### EN SUITE SHOWER ROOM

having an obscure double glazed window to side, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with twin headed shower appliance over.

### BEDROOM TWO

3.77m x 3.20m (12' 4" x 10' 6") having double glazed window to front, radiator, built-in double wardrobe and door to:

### RE-FITTED EN SUITE SHOWER ROOM

having an obscure double glazed window to front, radiator, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with contemporary glass screen and twin headed shower appliance over, tiled floor and tiled splashback surround.

### BEDROOM THREE

3.19m x 3.18m (10' 6" x 10' 5") having double glazed window to rear, radiator and built-in wardrobe with sliding mirrored door.

### BEDROOM FOUR

3.48m x 2.69m (11' 5" x 8' 10") this 'L' shaped fourth bedroom has a double glazed window to rear and radiator.



## FAMILY BATHROOM

having an obscure double glazed window to rear, chrome heated towel rail, suite comprising vanity unit with wash hand basin with mixer tap, low flush W.C., bath with tiled surround and shower enclosure with shower appliance over.

## OUTSIDE

The property is superbly located on a corner position in this desirable cul de sac. To the front is a block paved driveway providing parking and access to the double garage. There is a generously sized lawned foregarden with paved pathway and side gate. To the rear of the property is a paved patio with shaped lawn beyond, sheltered entertaining space, side gated access and fenced and walled perimeters.

## DOUBLE GARAGE

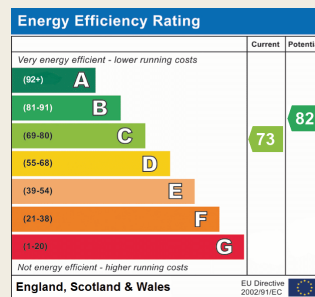
5.29m x 5.26m (17' 4" x 17' 3") approached via two up and over doors and having light and power supply and partly boarded loft space.

## COUNCIL TAX

Band F.

## FURTHER INFORMATION/SUPPLIES

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

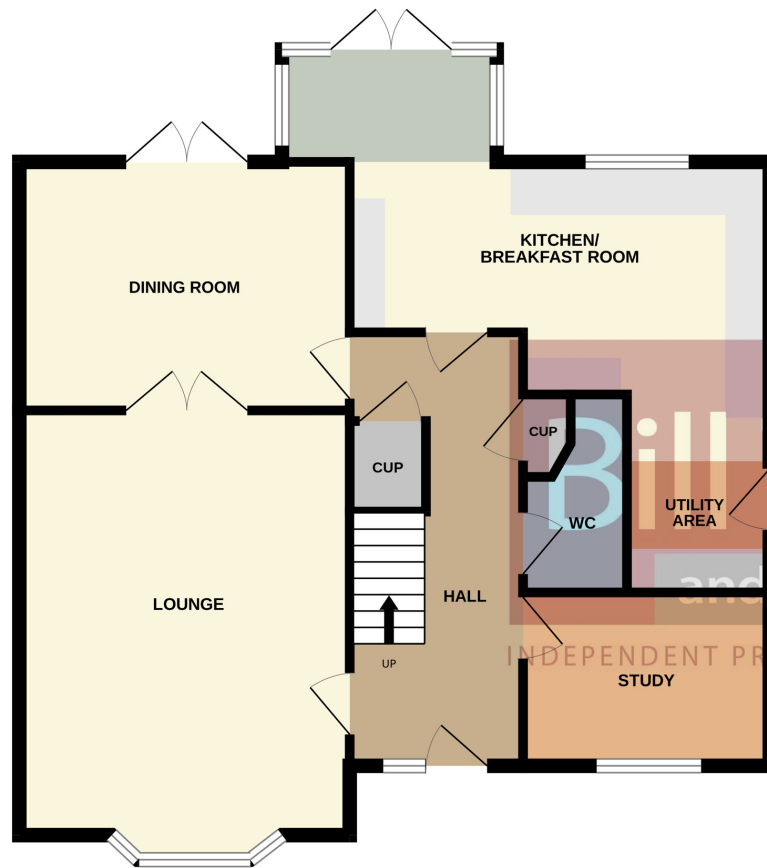
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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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