



22 Cornfield Drive, Lichfield, Staffordshire, WS14 9UG

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£450,000

Available with immediate vacant possession this very well presented four bedroom detached family home enjoys a lovely setting on the popular Boey Park area of Lichfield. The well planned accommodation has an impressive through lounge, a luxury fitted kitchen including integral appliances and a separate dining room. The first floor boasts four good bedrooms together with a quality family bathroom, and all benefits from UPVC double glazing throughout. The convenient setting on Boley Park provides great access to the local facilities, together with easy reach of both Lichfield city and Trent Valley railway stations. Commuters always appreciate the convenience of the area given the ease of access to the superb road network which serves Lichfield. To fully appreciate the quality of the accommodation on offer with its high specification throughout, an early viewing would be strongly encouraged.



TILED CANOPY PORCH

with external wall lantern and composite double glazed entrance door opening to:

RECEPTION HALL

with wood laminate flooring, stairs leading off and Hive internet controlled central heating thermostat. Door to:

THROUGH LOUNGE

6.60m x 3.30m (21' 8" x 10' 10") having a continuation of the wood laminate flooring, attractive central fireplace with wooden surround and marble hearth and backing with inset living flame coal effect gas fire, two double radiators one with an ornamental screen, UPVC double glazed double French doors opening out to the rear garden, coving and UPVC double glazed bow window to front.

DINING ROOM

3.60m x 2.90m (11' 10" x 9' 6") having UPVC double glazed window to front, radiator, coving, useful under stairs storage cupboard and archway through to:

QUALITY FITTED KITCHEN

3.89m max x 2.84m (12' 9" max x 9' 4") having natural wood work tops with base storage cupboards and drawers, enamel one and a half bowl sink unit with swan neck mixer tap, matching wall mounted storage cupboards, built-in Bosch electric double oven and grill with four ring ceramic hob and extractor canopy, concealed Worcester condensing gas central heating boiler with Hive control, co-ordinated ceramic tiled splashbacks, UPVC double glazed window to rear, integrated Bosch fridge, freezer and dishwasher each with matching fascias, space and plumbing for washing machine, chrome heated towel rail/radiator, ceramic floor tiling, UPVC composite double glazed door to rear garden and door to:

FITTED GUESTS CLOAKROOM

having W.C., vanity surface with circular enamel wash hand basin with free-standing mixer tap, tiled flooring and low energy downlighters.



FIRST FLOOR LANDING

having loft access hatch and doors leading off to:

BEDROOM ONE

3.68m x 3.35m (4.00m max) (12' 1" x 11' 0" - 13' 1" max) having UPVC double glazed window to front and radiator.

BEDROOM TWO

3.70m x 2.90m (12' 2" x 9' 6") having UPVC double glazed window to front, radiator and built-in cupboard housing hot water cylinder and linen shelving.

BEDROOM THREE

2.80m x 2.60m (9' 2" x 8' 6") having UPVC double glazed window to rear and radiator.

BEDROOM FOUR

2.80m x 2.30m (9' 2" x 7' 7") having UPVC double glazed window to rear and radiator.

BATHROOM

having a suite comprising panelled bath with mixer tap, glazed shower screen and a Triton electric thermostatic shower fitment fitted over, vanity unit housing the enamel wash hand basin with mixer tap and cupboard space beneath and close coupled W.C., co-ordinated ceramic floor and wall tiling, chrome heated towel rail/radiator, obscure UPVC double glazed window to rear and extractor fan.



OUTSIDE

The property is set back from the road with a wide tarmac driveway providing parking for several cars, with a slabbed and gravelled driveway leading down to the garage with additional parking and gated entrance to the rear garden. To the rear of the property is an established private garden with patio seating area and set to lawn, with mature trees and shrubbery providing an excellent privacy screen, fenced perimeters, external cold water tap, power points, bulkhead lighting and gated entrances to each side of the property.

GARAGE

5.18m x 2.49m (17' 0" x 8' 2") approached via an up and over entrance door and having fluorescent light and power.

COUNCIL TAX

Band E.

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	67	74
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TENURE

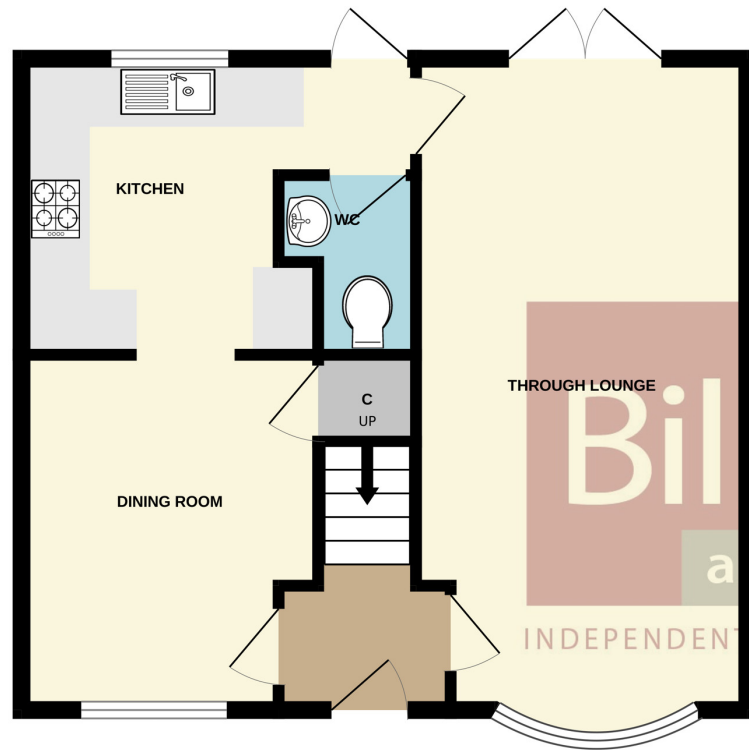
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

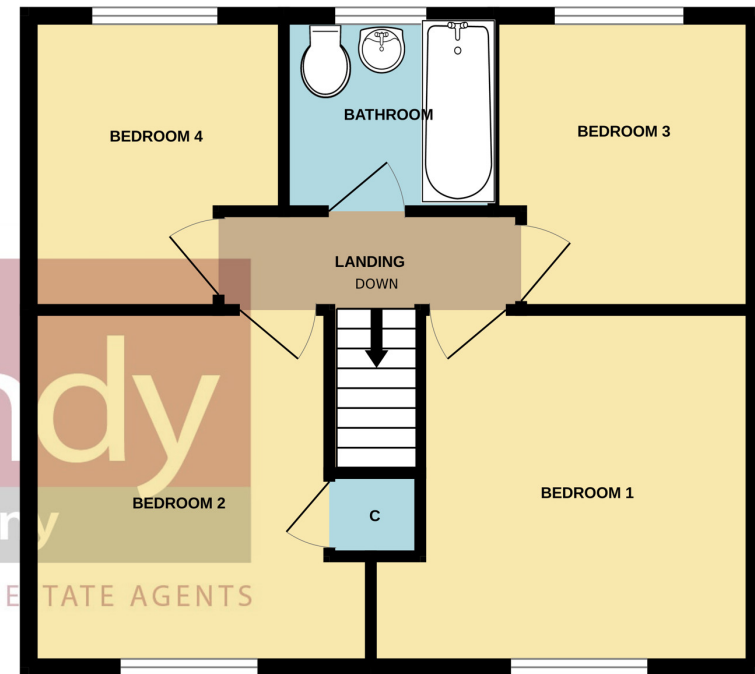
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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