



# DRAFT

27 Lime Grove, Lichfield, Staffordshire, WS13 6ER

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 27 Lime Grove, Lichfield, Staffordshire, WS13 6ER

# £335,000

Bill Tandy Lichfield are delighted to offer for sale this substantially improved and extended semi-detached home located within the sought after cul-de-sac position of Lime Grove set off Burton Old Road West. The property is superbly located within walking distance to both Lichfield City centre and Trent Valley Train station provide superb links to Birmingham and London. The property comprises a porch, hall, w.c., lounge, open plan dining family kitchen, three bedrooms, updated bathroom, garage, parking and gardens. Internal viewings are highly recommended.



### ENTRANCE PORCH

approached via an obscure double glazed entrance door and having double glazed windows to front and side, tiled floor and door to:

### RECEPTION HALL

having stairs to first floor, radiator and door to:

### LOUNGE

4.40m x 3.88m max (14' 5" x 12' 9" max) having double glazed window to front, radiator, recess for fireplace, space and provision for wall mounted T.V., ceiling spotlighting and double doors open to:

### EXTENDED OPEN PLAN FAMILY DINING KITCHEN

4.86m x 4.66m (15' 11" x 15' 3") having double glazed window to rear, double glazed doors open out to the patio, laminate floor, radiator, ceiling spotlighting, high gloss handleless base cupboards and drawers surmounted by preparation work tops, wall mounted cupboards, inset stainless steel one and a half bowl sink unit, inset five ring gas hob with extractor fan above, inset Neue double oven and grill, integrated fridge/freezer and dishwasher, island unit with breakfast bar and base storage cupboards, understairs storage cupboard/pantry and door to garage.

### FIRST FLOOR LANDING

having an obscure double glazed window to side, loft access and doors open to:

### BEDROOM ONE

3.64m x 3.05m (11' 11" x 10' 0") having double glazed window to rear, radiator, ceiling spotlighting and useful fitted wardrobe with sliding mirrored doors.



### BEDROOM TWO

3.34m x 3.05m max (2.53m min) (10' 11" x 10' 0" max 8'4" min) having double glazed window to front, radiator and fitted contemporary wardrobes.

### BEDROOM THREE

2.42m x 2.30m (7' 11" x 7' 7") having double glazed window to front, radiator, laminate floor and useful over stairs store cupboard.

### RE-FITTED BATHROOM

2.35m x 1.73m (7' 9" x 5' 8") having an obscure double glazed window to rear, chrome heated towel rail, spotlighting, laminate floor and contemporary upgraded suite comprising vanity unit with inset wash hand basin and low flush W.C., bath with twin headed shower appliance over with tiled surround and cupboard housing the Glow-worm combination boiler.

### OUTSIDE

There is a gravelled driveway to the front leading to the front door and garage. Set to the rear of the property the garden has a paved patio area, shrubs and trees for screening and shaped lawn.



### **GARAGE**

6.22m x 2.73m (20' 5" x 8' 11") approached via an electrically operated roller shutter door and having space for white goods, door to dining kitchen, spotlighting and door to rear garden. Door to:

### **GARDENERS W.C.**

having window to rear and white suite comprising wall mounted wash hand basin and low flush W.C.

### **COUNCIL TAX**

Band C.

### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Broadband 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**

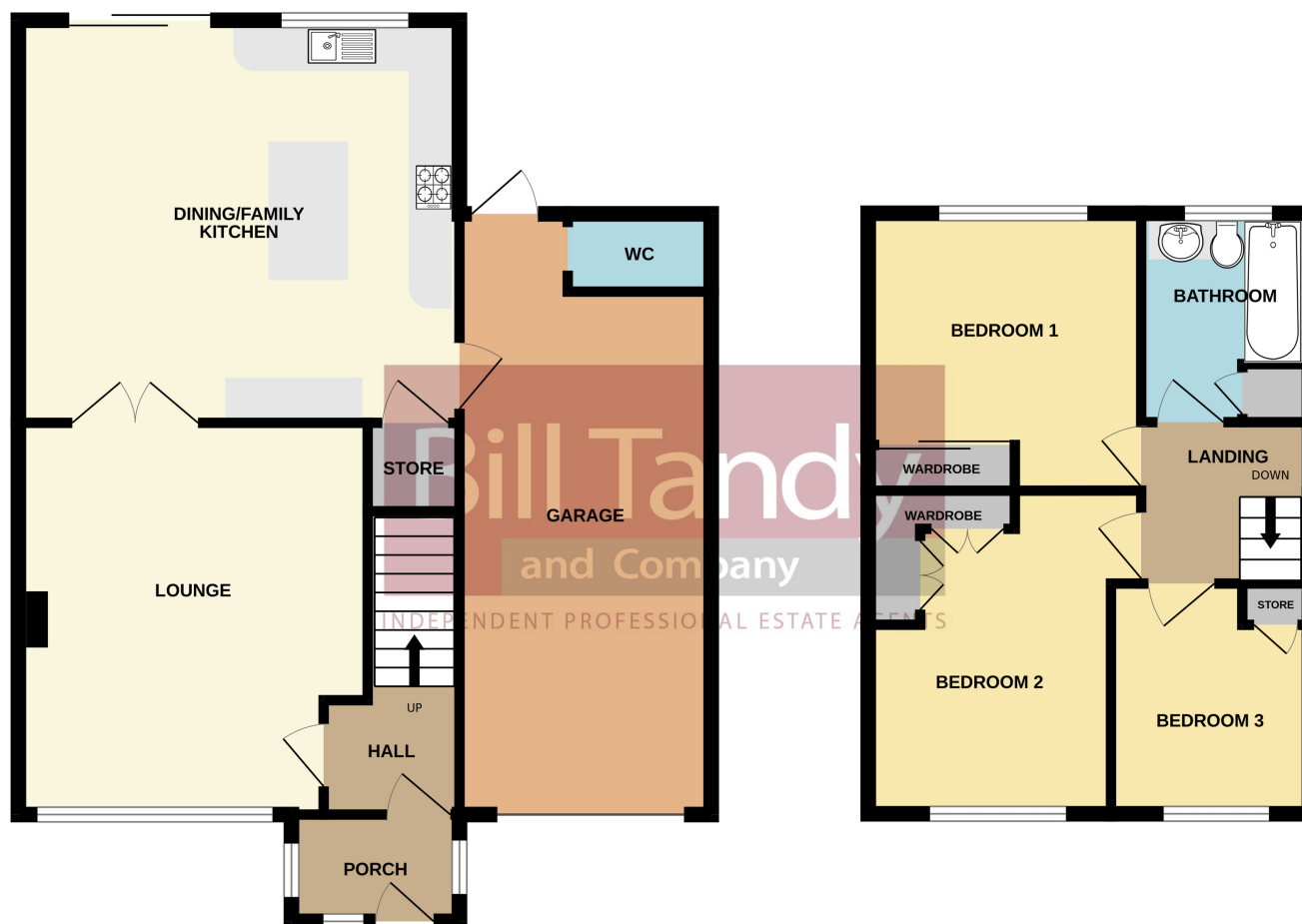
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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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