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35 Stowe Croft, Lichfield, Staffordshire, WS13 6TW

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 35 Stowe Croft, Lichfield, Staffordshire, WS13 6TW

# £325,000

Bill Tandy and Company are delighted to offer for sale this superbly presented and updated semi detached dormer bungalow which benefits from an extension to the rear. The property has been superbly updated by the present owner and provides versatile living accommodation with bedroom accommodation on the ground and first floor. The property itself, which needs to be viewed to be fully appreciated comprises 'L' shaped reception hall, generously sized lounge/dining room with French doors opening to the rear garden, kitchen, extended dining family space with twin sets of French doors opening to the rear garden and door to storage, main bedroom and updated shower room, and the first floor which has eaves storage, two further bedrooms and additional shower room. One of the distinct features of the property is the external space having super rear garden with feature views beyond to rear and a recently improved block paved front driveway which provides parking for numerous vehicles.



### CAR PORT CANOPY

giving access to the double glazed main side entrance door opening to:

### 'L' SHAPED RECEPTION HALL

having oak flooring, double glazed window to front, radiator, stairs to first floor accommodation and doors open to:

### LOUNGE/DINING ROOM

6.96m x 3.58m (22' 10" x 11' 9") this generously sized and extended lounge/dining room has oak wooden flooring, radiator, double glazed windows and French doors overlooking the rear garden and further double glazed window to side.

### MODERN KITCHEN

5.39m max (2.47m min) x 2.41m (17' 8" max 8'1" min x 7' 11") having double glazed window to rear, oak flooring, a range of white high gloss handleless units comprising base cupboards and drawers surmounted by wooden work tops, wall mounted storage cupboards, inset one and a half bowl stainless steel sink with swan neck mixer tap and space available for fridge/freezer, dishwasher and cooker.

### DINING FAMILY ROOM

8.66m x 2.37m (28' 5" x 7' 9") this superb extended and versatile dining family space has oak flooring flowing from the kitchen, radiator, two sets of double glazed French doors to rear and side, roof skylight and door to storage.

### BEDROOM ONE

4.20m x 3.00m (13' 9" x 9' 10") this generously sized ground floor bedroom has double glazed window to front and radiator.



### RE-FITTED SHOWER ROOM

this stunning contemporary shower room has a wall mounted contemporary vanity unit with inset wash hand basin and mixer tap, low flush W.C., double shower cubicle with twin headed shower appliance over, polished porcelain wall and floor tiling, underfloor heating, chrome towel rail, illuminated mirror, useful linen storage cupboard and window to side.

### FIRST FLOOR LANDING

having bi-folding doors giving access to useful eaves storage space, double glazed skylight window to front and doors open to:

### BEDROOM TWO

3.13m x 2.21m (10' 3" x 7' 3") having double glazed window to rear providing feature views and radiator.

### BEDROOM THREE

2.69m x 2.12m (8' 10" x 6' 11") having double glazed window to rear and radiator.



### SHOWER ROOM

with a modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed shower unit and full ceiling height tiled surround.

### OUTSIDE

The vendors have substantially improved the frontage with a contemporary style blue brick block paved frontage providing parking for numerous vehicles leading to the side car port canopy and side entrance door. One of the distinct features of the property is its superb rear garden with feature views set beyond. There is a generous sized paved patio ideal for entertaining and set beyond is a shaped lawn divided by a paved pathway leading to the rear of the garden and there is a range of trees and hedging for screening.

### STORE

2.83m x 1.84m (9' 3" x 6' 0") forming part of the original garage providing useful storage having double doors to the front driveway, inner courtesy door, spaces for white goods and housing the Worcester boiler.



### AGENTS NOTE

We understand the property has planning permission which the owners have started however the new prospective purchaser could potentially extend the property to the front as outlined within the agreed planning permission. For more details visit the Lichfield District Council's web site, application number 13/01155/FUL.

### 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.



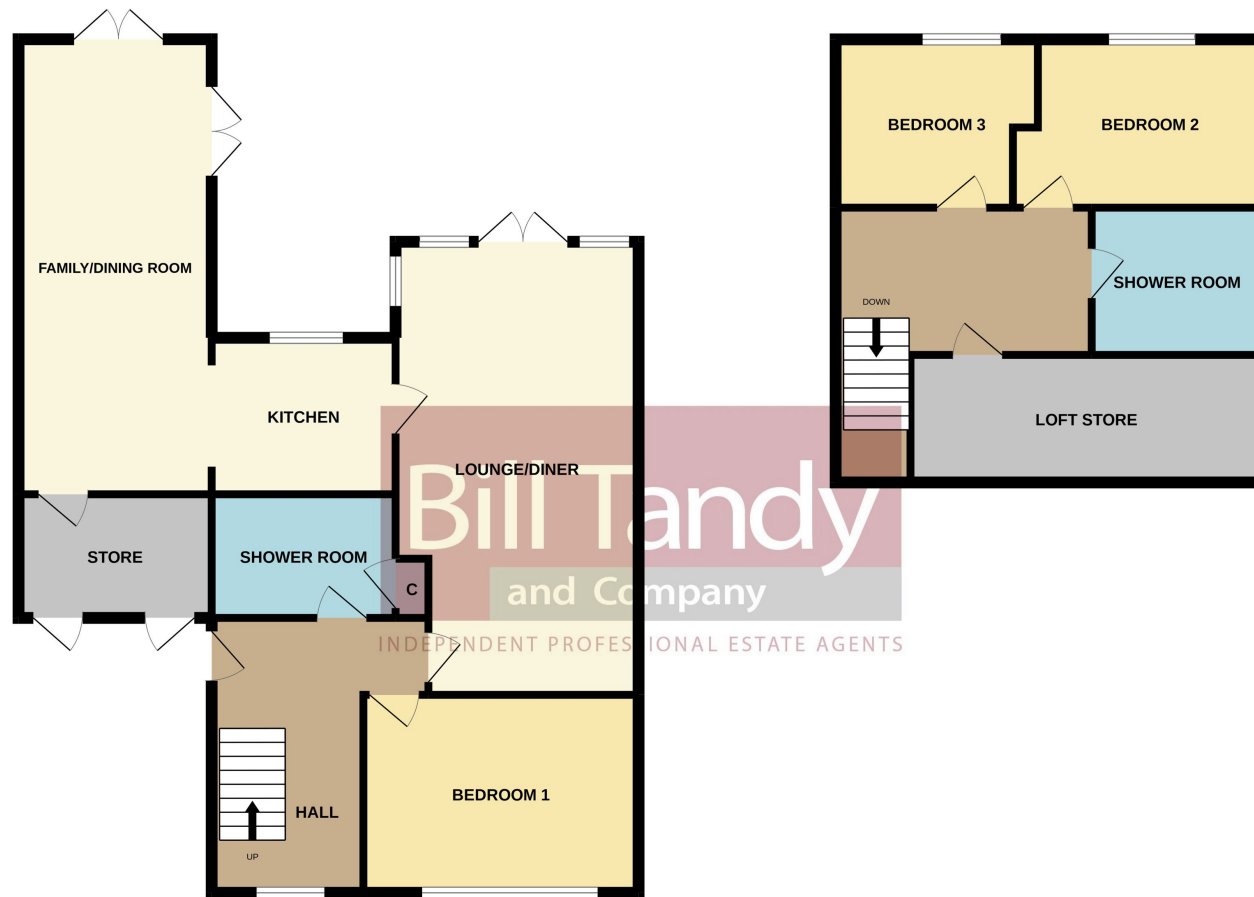
### VIEWING

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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