



4 Wilmott Close, Lichfield, Staffordshire, WS13 8BD

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

4 Wilmott Close, Lichfield, Staffordshire, WS13 8BD

£290,000

Enjoying a lovely and somewhat little known setting off Christchurch Lane, this charming cul de sac is perfect for accessing Lichfield city centre amenities and facilities. This lovely mid town house offers a generously deceptive accommodation layout with an extension to the rear creating a lovely 'L' shaped family dining kitchen area. The three bedrooms on the first floor are all well proportioned, and the bathroom has been re-fitted providing a quality suite with aqua-panelling to the walls. The peaceful setting is perfect for accessing Lichfield city centre, particularly using the gated right of way at the rear which leads straight on to Townfields, considerably shortening the distance into the town. Available with the benefit of no upward chain and the potential for a quick completion, an early viewing of this delightful mid town house is strongly recommended.



RECEPTION HALL

approached via an entrance door with glazed fanlight and having double radiator, feature laminate flooring, stairs leading off and glazed door to:

LOUNGE

3.98m x 3.13m (13' 1" x 10' 3") having natural wooden feature fire surround with electric coal effect fire fitment, dado rail surround, coving, UPVC double glazed bow window to front, radiator and glazed door to:

DINING ROOM

3.49m x 2.60m (11' 5" x 8' 6") having two wall light points, double radiator, storage cupboard and opening through to:

SITTING AREA

2.30m x 2.15m (7' 7" x 7' 1") having double UPVC double glazed French doors opening to the rear decked seating area, double glazed window to rear, laminate flooring, dado rail, plate rack, coving and wall light point.

KITCHEN AREA

2.75m x 2.42m (9' 0" x 7' 11") well fitted with ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets, built-in Hotpoint electric oven with four ring gas hob and extractor hood, co-ordinated ceramic wall tiling, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine and UPVC double glazed window overlooking the rear garden. From the kitchen an area leading through to the hallway has a recess perfect for a fridge/freezer and access to the under stairs storage cupboard.

FIRST FLOOR LANDING

having built-in linen store cupboard and doors leading off to:



BEDROOM ONE

3.90m x 2.80m (12' 10" x 9' 2") having quality fitted wardrobes with integral lighting, UPVC double glazed window to front and radiator.

BEDROOM TWO

2.67m max x 2.67m (8' 9" max x 8' 9") having built-in cabin bed with storage space beneath, UPVC double glazed window to rear with lovely views across to the cathedral spires, large walk-in store cupboard, loft access hatch and coving.

BEDROOM THREE

2.90m x 2.20m (9' 6" x 7' 3") having UPVC double glazed window to front and radiator.

QUALITY FITTED BATHROOM

having aqua-panelling to the walls and a white suite comprising large quadrant shower cubicle with Triton T80 electric shower fitment, vanity unit housing the wash hand basin with mono bloc mixer tap with cupboard space beneath, wall mounted mirrored vanity cabinet with integral lighting and close coupled W.C., chrome heated towel rail/radiator, UPVC double glazed windows to rear, built-in cupboard housing the Worcester combination gas central heating boiler.



OUTSIDE

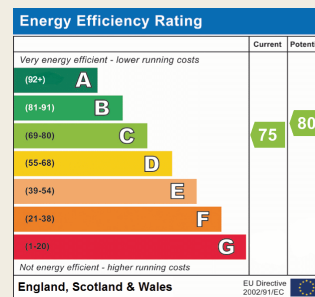
The property is set back from the cul de sac with on-street parking, having a pedestrian approach leading to the front door and a neat well tended foregarden. To the rear of the property is a charming garden, designed for ease of maintenance, with a flagstone and decked patio seating area with side pathway and raised flower and herbaceous borders leading to a gated right of way at the rear which provides direct access onto Townfields, making walking into the city centre very convenient. There is a useful garden storage shed, external cold water tap and light.

COUNCIL TAX

Band C.

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.

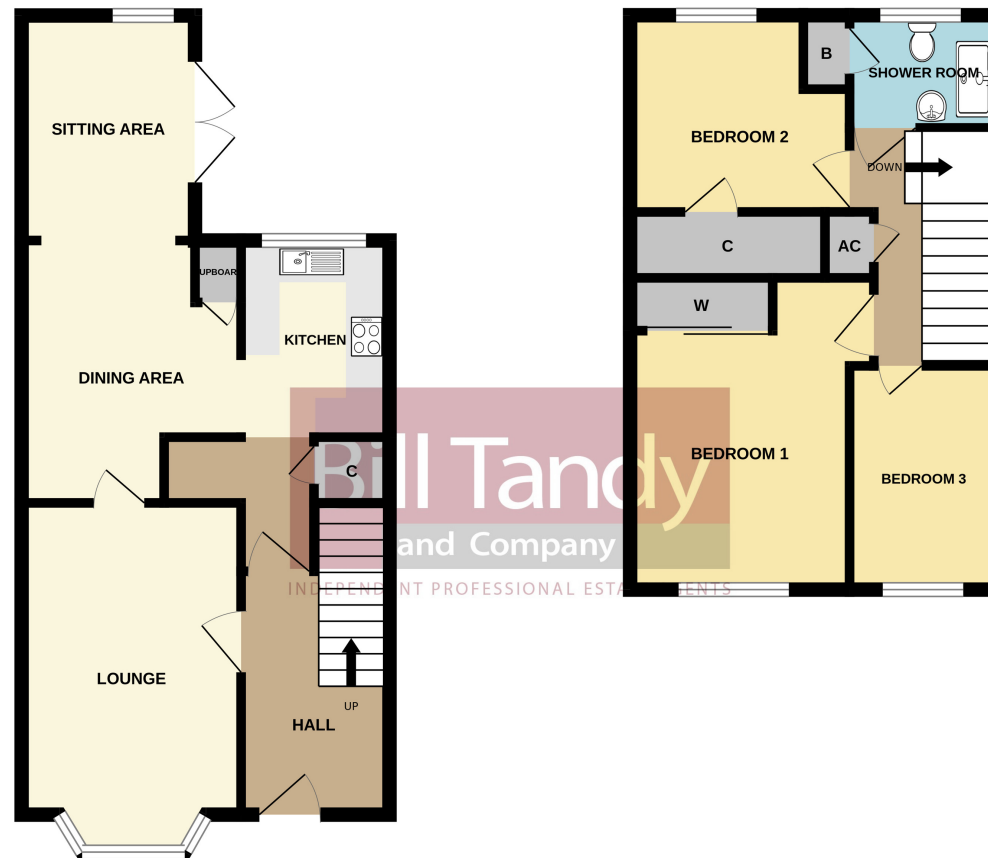
VIEWING

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

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



4 WILMOTT CLOSE, LICHFIELD WS13 8BD

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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