

Bill Tandy
and Company

6 Cairns Close, Lichfield, Staffordshire, WS14 9TP

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£240,000

Enjoying a convenient cul de sac setting ideal for a first time buyer this very well presented semi detached property would make an excellent first purchase. Stylish throughout, the property has a reception hall with fitted guests cloakroom, together with an attractive lounge and well fitted kitchen. The first floor boasts two good bedrooms with an en suite shower room and a main bathroom. The garden at the rear offers a good degree of privacy with a pleasant backdrop and has been professionally landscaped. Within walking distance of the city centre and perfect for jumping on public transport with rail and bus stations nearby, the property is ideal for the commuter and those looking to enjoy Lichfield's vibrant lifestyle. To fully appreciate the accommodation on offer, which is available with no upward chain, an early viewing would be recommended.



RECEPTION HALL

approached via a PVC composite double glazed entrance door flanked by external wall lantern and having feature tiled flooring, radiator, stairs leading off and door to:

FITTED GUESTS CLOAKROOM

having W.C., wash hand basin with mono bloc mixer tap and tiled splashback, obscure double glazed window to front and radiator.

LIVING ROOM

4.96m x 2.78m (16' 3" x 9' 1") having double glazed double French doors opening out to the rear garden, double glazed window to side, two radiators, laminate flooring and useful under stairs storage cupboard.

FITTED KITCHEN

2.90m x 2.20m (9' 6" x 7' 3") having ample work surface space with base storage high gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric double oven with four ring electric hob and concealed extractor hood, space for fridge/freezer, space and plumbing for washing machine, integrated slimline dishwasher with matching fascia, concealed wall mounted Baxi combination gas central heating boiler, under-cupboard lighting, double glazed window to front, one and a half bowl stainless steel sink unit with mixer tap and soap dispenser, radiator and tiled flooring.

FIRST FLOOR LANDING

approached via a return staircase with spindle balustrade and having doors leading off to:

BEDROOM ONE

3.50m x 2.82m (11' 6" x 9' 3") having double doored built-in wardrobe, contemporary style wall panelling, two double glazed windows to front, radiator, loft access hatch and door to:



EN SUITE SHOWER ROOM

having tiled shower cubicle with thermostatic shower fitment, wash hand basin with mono bloc mixer tap and tiled splashback, extractor fan and chrome heated towel rail/radiator.

BEDROOM TWO

2.95m x 2.85m max (2.25m min) (9' 8" x 9' 4" max 7'5" min) having sealed unit double glazed window to rear and radiator.

BATHROOM

having a stylish white suite comprising panelled bath with tiled surround and mixer tap with shower attachment, wash hand basin with mono block mixer tap and close coupled W.C., chrome heated towel rail/radiator, electric shaver point, extractor fan, obscure double glazed window to rear and tiled flooring.



OUTSIDE

The property is approached via a block paved driveway giving access to the front entrance door. To the rear of the property is an attractive landscaped private garden with patio seating area and shaped lawn with sleeper surround, slate bed pathway, useful garden storage shed, fenced perimeters, external security light and side gated access.

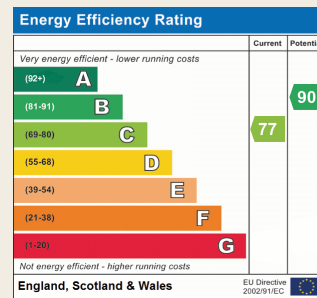
COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

We understand that residents pay a service charge for the maintenance of the private road. The charge for this is currently TBC per annum.



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.

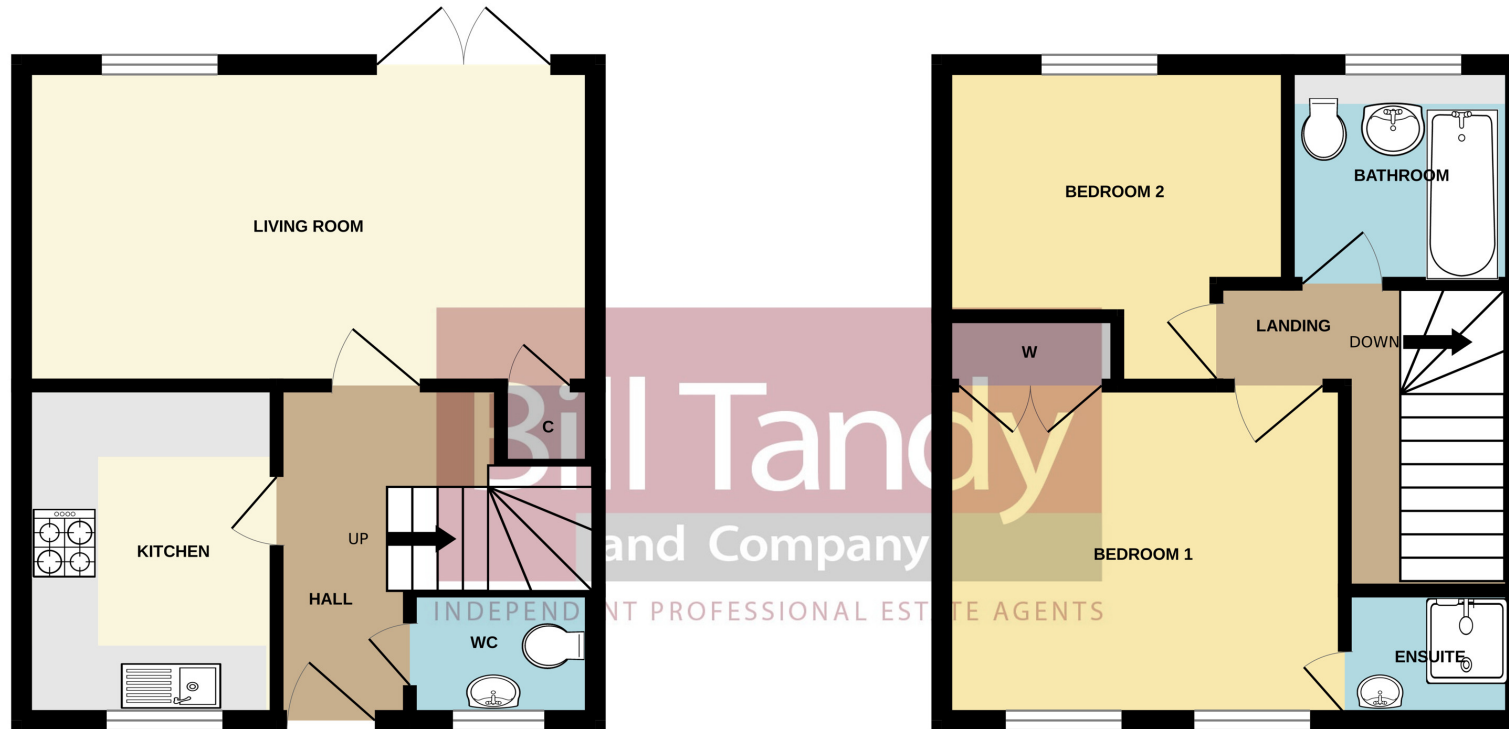
VIEWING

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



6 CAIRNS CLOSE, LICHFIELD WS14 9TP

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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