



DRAFT

120 Walsall Road, Lichfield, Staffordshire, WS13 8AF

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

120 Walsall Road, Lichfield, Staffordshire, WS13 8AF

£775,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this Edwardian semi detached house which has been superbly updated and extended to a high standard. The property enjoys many contemporary and traditional features throughout, and offers generously sized accommodation, and for this reason we strongly urge internal viewings for the property to be fully appreciated. The accommodation comprises hall with Minton tiled floor and door to cellar, sitting room with two bay windows, home cinema/family room, study, guests cloakroom and family room leading to the open plan re-fitted dining kitchen with bi-fold doors to garden and utility room. On the first floor are three generously sized bedrooms, one with en suite shower room and family bathroom and a useful dressing room, and on the second floor is a fourth bedroom. Outside the property is approached via gates leading to a very generous parking driveway and there are gardens to the right hand side and to the rear.



RECESSED PORCH

leading to the stained glass double glazed composite entrance door opening to:

IMPRESSIVE RECEPTION HALL

having feature high ceiling with picture rail and coving, superb Minton tiled floor with border feature, staircase rising to first floor, access to cellar, radiator and doors to:

SITTING ROOM

4.89m into bay x 4.56m into bay (16' 1" into bay x 15' 0" into bay) this main sitting room has a feature log-burner set on a tiled hearth, walk-in bay windows with stained glass leaded light insets to both front and side, two radiators, exposed wooden floor and feature high ceiling with coving and picture rail.

HOME CINEMA/FAMILY ROOM

4.42m x 3.94m (14' 6" x 12' 11") this stunning second reception room, currently used as a home cinema, has bay window with stained glass leaded lights to side, herringbone LVT floor, two column radiators, space and provision for a wall mounted T.V., feature fireplace with tiled hearth, Victorian tiled inset and surround and open recess and an arched alcove with shelving and storage.

STUDY

3.20m max (3.02m min) x 3.18m (10' 6" max 11'9" min x 10' 5") having double glazed sash window to side, aluminium double glazed French doors and windows overlooking the rear garden and radiator.

INNER HALL

having quarry tiled flooring, access to the rear of the property and door to:

RE-FITTED GUESTS CLOAKROOM

having half ceiling height wood panelling, feature tiled floor, corner wash hand basin with metro style tiled splashback surround and low flush W.C. with soft close toilet seat.

FAMILY ROOM

3.69m max x 2.90m (12' 1" max x 9' 6") having double glazed sash window to side, designer column radiator and Travertine natural stone floor. Access leads through to:



EXTENDED RE-FITTED DINING KITCHEN

4.86m x 5.47m (15' 11" x 17' 11") this superbly extended and upgraded entertaining space comprises Travertine natural stone floor flowing through from the family room, four panel bi-fold doors to garden, double glazed sash windows to front and rear, feature light lantern glass roof and column radiator. The kitchen has encasement base cupboards and drawers with quartz work tops above with gold feature, quartz splashback, wall mounted storage cupboards, ceramic Belfast sink unit, double doored pantry with power for toaster, kettle or microwave, shelves above and drawers below, Samsung twin ovens, Samsung five ring induction hob, centrally positioned island with additional base storage cupboards an larder style cupboards with space for American style fridge/freezer.

UTILITY ROOM

2.87m x 1.97m (9' 5" x 6' 6") having composite double glazed side door to garden, double glazed window to rear, Travertine natural stone flooring, radiator, base storage cupboards with round edge work tops above, inset stainless steel sink, spaces for washing machine and tumble dryer and concealed Ideal Logik central heating boiler.

FIRST FLOOR LANDING

having radiator, additional staircase rising to the second floor accommodation and doors open to:



DRESSING ROOM/WALK-IN WARDROBE

1.81m x 1.37m (5' 11" x 4' 6") having double glazed sash window to front, exposed wooden floor and space for wardrobes.

BEDROOM ONE

3.93m x 3.82m (12' 11" x 12' 6") having double glazed sash window to side, radiator, double doored built-in wardrobe and door to:

EN SUITE SHOWER ROOM

2.95m x 1.36m (9' 8" x 4' 6") having obscure double glazed window to side, suite comprising wall mounted vanity unit and circular wash hand basin above with mixer tap, low flush W.C. and shower cubicle with shower appliance over, tiled flooring, full ceiling height tiled splashback surround and ceiling spotlighting.

BEDROOM TWO

4.28m x 3.82m (14' 1" x 12' 6") having double glazed sash windows to front and side, radiator and feature exposed cast-iron fireplace.

BEDROOM THREE

3.47m x 2.90m (11' 5" x 9' 6") having sash window to side, radiator and double doored fitted wardrobe.



FAMILY BATHROOM

superbly updated to a high standard and having suite comprising wall mounted vanity unit with twin wash hand basins, low flush W.C., shower cubicle with shower appliance over and free-standing bath with mixer tap and shower head attachment, chrome towel rail, full ceiling height tiled surround, tiled floor and ceiling spotlighting.

SECOND FLOOR LANDING

having skylight and door to:

BEDROOM FOUR/OFFICE

5.91m max x 3.48m plus recess (19' 5" max x 11' 5" plus recess) this superb top floor bedroom could also make an ideal home office having double glazed window to front, radiator, feature exposed cast-iron fireplace and space and provision for a wall mounted T.V..

OUTSIDE

The property is approached via brick pillars with an gated access leading to the driveway providing parking for numerous cars with additional parking space set to the right hand side. Wired CCTV and a useful Electric charging point. A side gate leads to the side and rear gardens. The property has a generously sized 'L' shaped garden having a sweeping shaped lawn with paved patios, corner raised decked entertaining seating area and external lighting.



COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - to be confirmed. T.V and Broadband – to be confirmed. 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

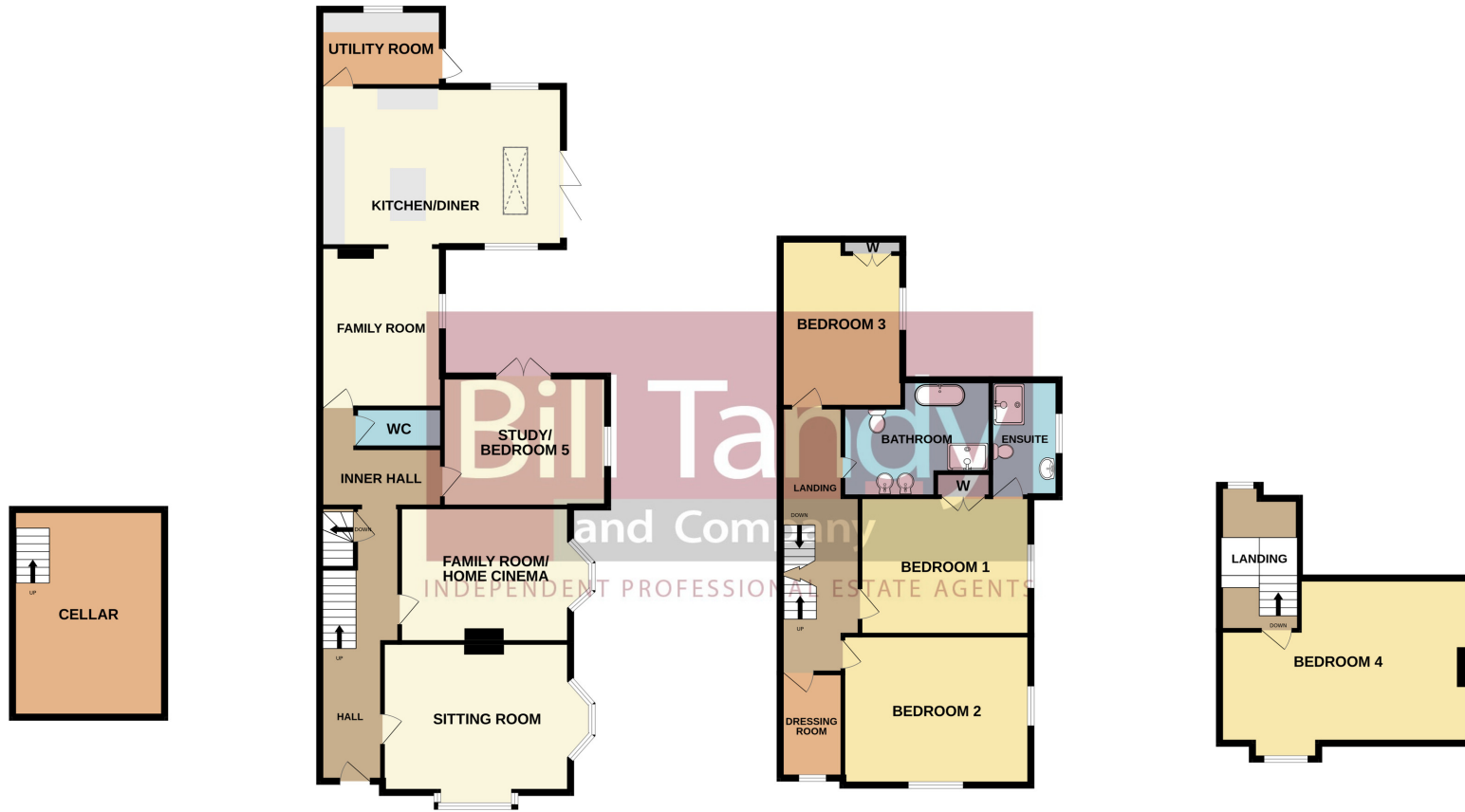
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

CELLAR

GROUND FLOOR

1ST FLOOR

2ND 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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