



10 Drake Croft, Lichfield, Staffordshire, WS13 6SE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£275,000

** UPDATED AND EXTENDED 3 BEDROOM HOUSE CLOSE TO LICHFIELD CITY CENTRE ** Bill Tandy and Company Lichfield are delighted to offer for sale this updated and extended mid-town house superbly located on the edge of Lichfield's City Centre and adjacent to Stowe Pool. The property has been superbly updated and provides a modern feel throughout whilst offers a rear extension. Offered with the benefit of no upward chain, the property comprises an entrance hall, lounge, updated open plan dining kitchen, useful W.C. To the first floor are three bedrooms and updated shower room. Externally, garden to front with a courtyard style rear garden and garage. Council Tax band B.



ENTRANCE HALL

Composite front entrance door, stairs to first floor and doors open to

LOUNGE

3.22m x 5.34m (10' 7" x 17' 6") wooden floor, double glazed window to front, radiator and door to dining kitchen.

EXTENDED DINING KITCHEN

4.03m max 2.9m min x 7.47m (13' 3" max 9' 6" min x 24' 6") one of the distinct features of the property is it modernised and open plan dining kitchen with rear extension. Through aspect with double glazed windows to front and rear, door to rear garden, understairs store cupboard and returning door to lounge. The kitchen area enjoys a tiled floor, spot lighting, superbly updated kitchen cupboard including base and wall mounted units with round edge work tops with tiling surround, inset stainless steel sink, inset Bosch oven with AEG induction hob with extractor fan above, integrated fridge and freezer and door opens to

GROUND FLOOR W.C.

with a tiled floor, radiator, modern suite comprises a vanity unit with sink above and tiled surround, low flush w.c. internal useful courtesy door to garage.

FIRST FLOOR LANDING

With a double glazed rear window, boiler store cupboard with Worcester boiler, further linen storage cupboard and doors open to

BEDROOM 1

2.95m x 3.45m (9' 8" x 11' 4") Double glazed front window, radiator, fitted wardrobe with sliding mirrored doors, loft access hatch.



BEDROOM 2

3.25m max 2.99m min x 3.45m (10' 8" max 9' 10" min x 11' 4") Double glazed front window, radiator, fitted wardrobe with sliding mirrored doors.

BEDROOM 3

2.33m x 2.23m (7' 8" x 7' 4") Double glazed rear window

UPDATED SHOWER ROOM

1.98m x 1.7m (6' 6" x 5' 7") Double glazed rear window, chrome towel rail, suite comprises a vanity unit with inset sink above, low flush w.c., shower cubicle with shower over full ceiling height tiling surround, tiled floor and spot lighting to ceiling.

OUTSIDE

The property is located along a pedestrian front walkway with vehicular rear access and on the edge of the City Centre of Lichfield. The outside of the property comprises:



GARDEN

To the front of the property is a gated access with picket fencing, pathway to front entrance door with lawn and shrubs. There is a courtyard style garden to the rear with a block paved patio area, raised flower bed borders with sleepers and side gate.

GARAGE/STORE

2.25m max x 4.53m max (7' 5" x 14' 10") rear appointed up and over door, useful inner courtesy door to property, light and power supply and space for washing machine.

COUNCIL TAX BAND B

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |



TENURE

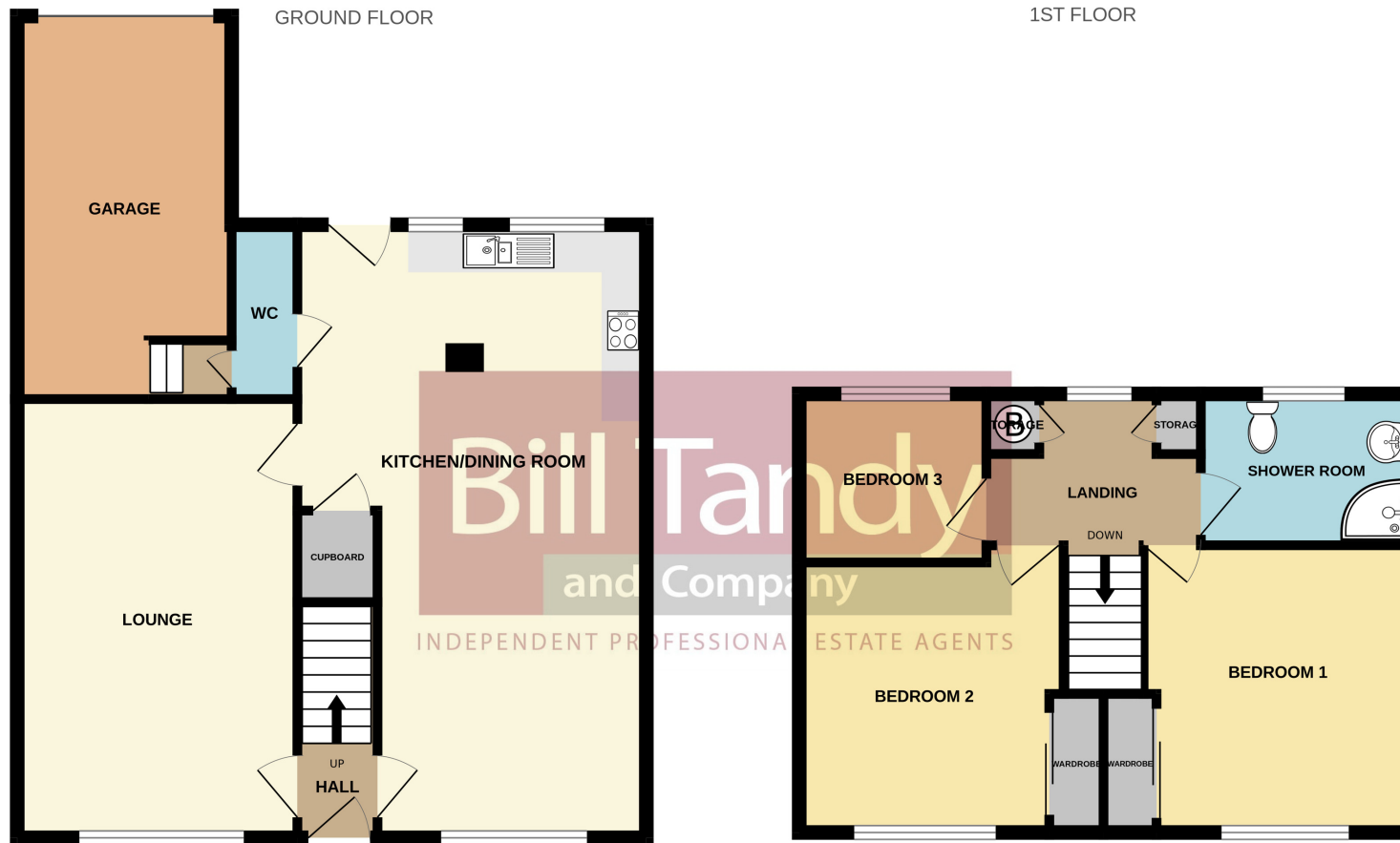
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.





10, DRAKE CROFT, LICHFIELD, WS13 6SE

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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