



21 Canterbury Close, Lichfield, **Bill Tandy**
Staffordshire WS13 7SU

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

21 Canterbury Close, Lichfield, Staffordshire, WS13 7SU

£299,950

Bill Tandy and Company are delighted to offer for sale this modern link detached home, superbly set on the small and select cul de sac of Canterbury Close. The property enjoys an open aspect to the front and is offered with the benefit if needed of no upward chain. The property comprises side entrance hall, lounge, dining room and kitchen. To the first floor are three first floor bedrooms and a updated family shower room. The property is located at the end of the cul de sac with a shared access leading to an ample drive to front providing parking for numerous vehicles leading to the carport and garage beyond. Further garden to rear and viewings are highly recommended. Lichfield provides superb access for commuters with rail access to London, Manchester and Birmingham whilst the city centre itself offers various thriving bars and restaurants which includes the Michelin starred restaurant Upstairs by Tom Shepherd. Facilities include the award winning Beacon Park, Lichfield cathedral and the Cathedral private school and road links including the M6 toll, A5, A38 and M6.



CANOPY PORCH

giving access to the UPVC double glazed entrance door which opens to:

ENTRANCE HALL

having radiator, useful under stairs storage cupboard and doors opening to:

LOUNGE

4.81m x 3.50m max (3.30m min) (15' 9" x 11' 6" max 10'10" min) this generously sized lounge has a double glazed bow window to front, further double glazed window, radiator and feature fireplace housing a gas fire.



DINING ROOM

3.82m x 2.60m (12' 6" x 8' 6") having patio doors with double glazed insets opening to the rear garden, radiator, stairs to first floor accommodation, under stairs storage and door to:

KITCHEN

2.76m x 2.14m (9' 1" x 7' 0") having double glazed window to rear, modern base cupboards with round edge work tops above, matching wall mounted cupboards, tiled surround, inset stainless steel sink and spaces for cooker and white goods.

FIRST FLOOR LANDING

having an obscure double glazed window to side, loft access, boiler cupboard housing the Baxi boiler and doors open to:

BEDROOM ONE

3.81m x 2.91m (12' 6" x 9' 7") having double glazed window to front, radiator and a range of fitted bedroom furniture comprising dressing table with chest of drawers, bedside cabinets and fitted wardrobes.

BEDROOM TWO

3.77m max (2.77m min) x 2.90m (12' 4" max 9'1" min x 9' 6") having double glazed window to rear, radiator and built-in double over stairs wardrobe.

BEDROOM THREE

2.94m x 1.82m (9' 8" x 6' 0") having double glazed window to front and radiator.

UPDATED SHOWER ROOM

1.95m x 1.91m max (6' 5" x 6' 3" max) having a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and corner shower cubicle with shower appliance over and tiled surround, LVT flooring, obscure double glazed window to rear, ceiling spot lighting and chrome heated towel rail.

OUTSIDE

The property is superbly positioned at the end of this cul de sac with a shared approach leading to the tarmac drive to the front providing parking and leading to the car port and garage. There is a shaped lawned foregarden and gated access leading to the rear. To the rear of the property the garden has a paved patio space with shaped lawn set beyond with mature shrubs, storage shed and fenced boundaries.

GARAGE

approached via double entrance doors and having door to garden.

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

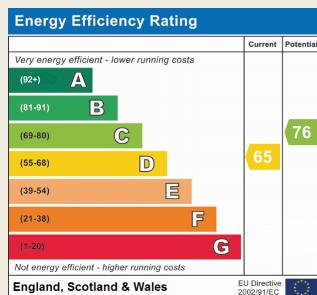
TENURE

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.





21, CANTERBURY CLOSE, LICHFIELD WS13 7SU

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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