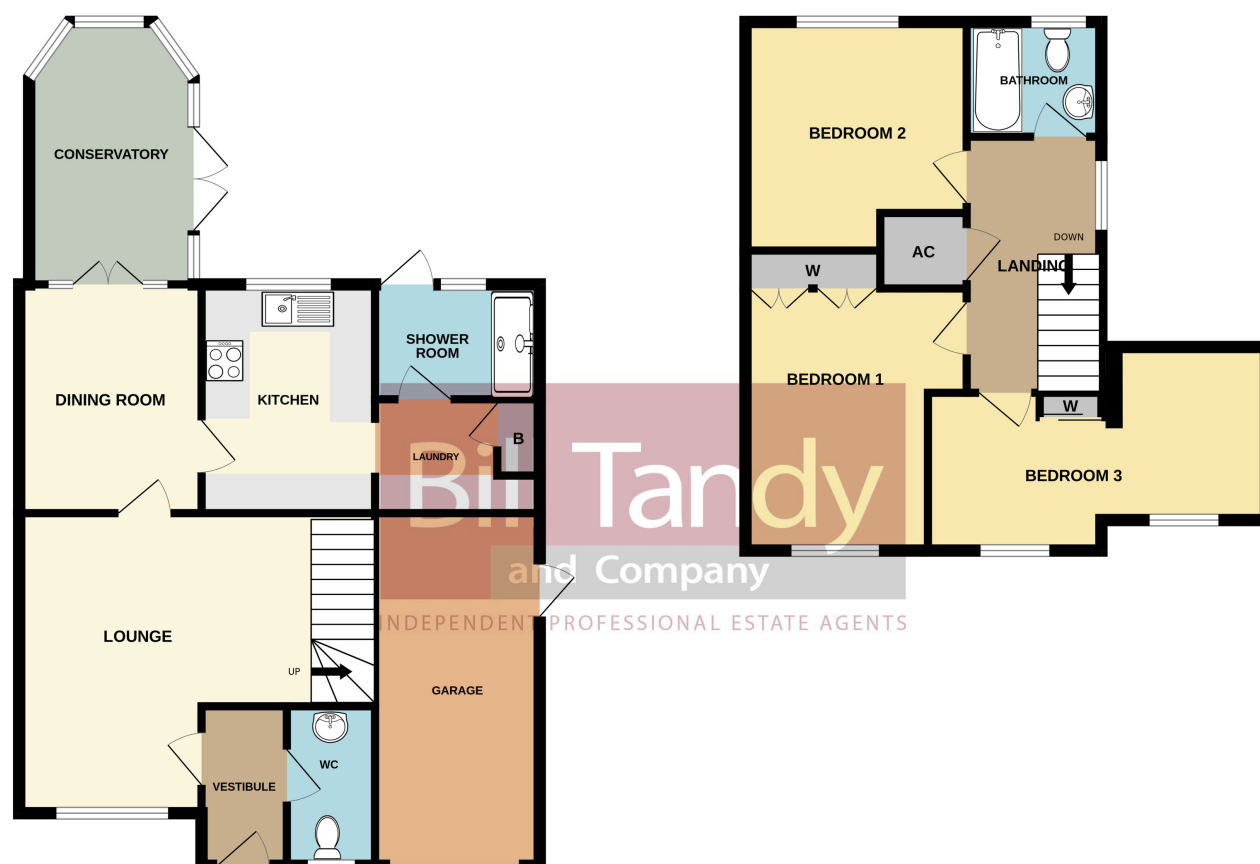


DRAFT

GROUND FLOOR

1ST FLOOR



8 WILLOWSMERE DRIVE, LICHFIELD WS14 9XF

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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8 Willowsmere Drive, Lichfield,  
Staffordshire, WS14 9XF

£440,000 Freehold

Enjoying a lovely setting within this peaceful cul de sac location on the popular Boley Park, this improved and extended detached family home is an ideal purchase. The accommodation has been well designed with an extension providing a third double bedroom, making this a perfect home for the family buyer. Within easy reach of Lichfield city centre amenities and well placed for the excellent road and rail network which serves the area, the property has the additional benefit of being sold with no upward chain and the potential for an early completion. Add to that the charming landscaped private garden to the rear and easy access to neighbouring Darnford Park, all meaning this property is likely to be very popular, and to fully appreciate the extent and quality of the accommodation on offer an early viewing would be strongly encouraged.



ENTRANCE VESTIBULE

approached via a UPVC obscure double glazed entrance door and having tiled flooring, radiator and door to:

FITTED GUESTS CLOAKROOM

having a close coupled W.C., vanity wash hand basin with mixer tap and cupboard space below, chrome heated towel rail/radiator, aqua-panelling to walls and UPVC obscure double glazed window.

LOUNGE

5.16m x 4.34m (16' 11" x 14' 3") having a central limestone fireplace with marble hearth and backing and in inset living flame coal effect gas fire, UPVC double glazed window to front, double radiator, stairs leading off, coving, wall light point, central heating timer and thermostat control and door to:

DINING ROOM

3.30m x 2.64m (10' 10" x 8' 8") having radiator, coving and UPVC double glazed double doors opening to:

CONSERVATORY

3.82m x 2.45m (12' 6" x 8' 0") being UPVC double glazed on a brick base with double doors out to the rear garden, tiled flooring and ceiling light and fan unit.

KITCHEN

3.27m x 2.50m (10' 9" x 8' 2") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards, breakfast bar, built-in Belling electric double oven with five ring gas hob with wok burner, extractor fan, single drainer sink unit with mixer tap, space for fridge and freezer, tiled flooring and opening through to:



UTILITY AREA

similarly fitted to the kitchen with further work surface space, space and plumbing for washing machine, wall mounted storage cupboard, boiler cupboard housing the Ideal combination gas central heating boiler, further useful shelved storage cupboard and opening through to:

SHOWER ROOM

a useful addition to the property having a double width shower cubicle with aqua-panelling and Grohe thermostatic shower fitment with extractor fan, tiled flooring, double radiator and UPVC obscure double glazed door and window to rear garden.

FIRST FLOOR LANDING

having a UPVC obscure double glazed window to side, useful linen storage cupboard with linen shelving and radiator and loft hatch with pulldown timber ladder. Doors lead off to:

BEDROOM ONE

4.53m x 3.00m (14' 10" x 9' 10") having two double fitted wardrobes, UPVC double glazed window to front and radiator.



BEDROOM TWO

3.24m x 3.17m (10' 8" x 10' 5") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

4.56m x 3.00m (15' 0" x 9' 10") a useful extended bedroom having two UPVC double glazed windows to front, built-in wardrobe with mirrored doors and double radiator.

BATHROOM

having a suite comprising panelled bath with glazed shower screen and thermostatic shower fitment fitted over, pedestal wash hand basin and close coupled W.C., co-ordinated ceramic wall tiling, electric shaver point, mirrored vanity cabinet, UPVC obscure double glazed window to rear and chrome heated towel rail/radiator.

GARAGE

5.12m x 2.39m (16' 10" x 7' 10") approached via an up and over entrance door and having light and power and UPVC double glazed door to side.



OUTSIDE

The property is set back off the road with a block paved driveway providing ample parking for several cars, and a neat gravelled flower border and side gated entrance leading to the rear garden. To the rear of the property the garden has been cleverly landscaped for minimal maintenance having a generous slabbed patio seating area and slate pathways leading to a further circular block paved patio, raised flower and herbaceous borders, fenced perimeters, useful greenhouse, cold water tap, security light and offering a good degree of privacy.

COUNCIL TAX

Band D.

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](mailto: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.