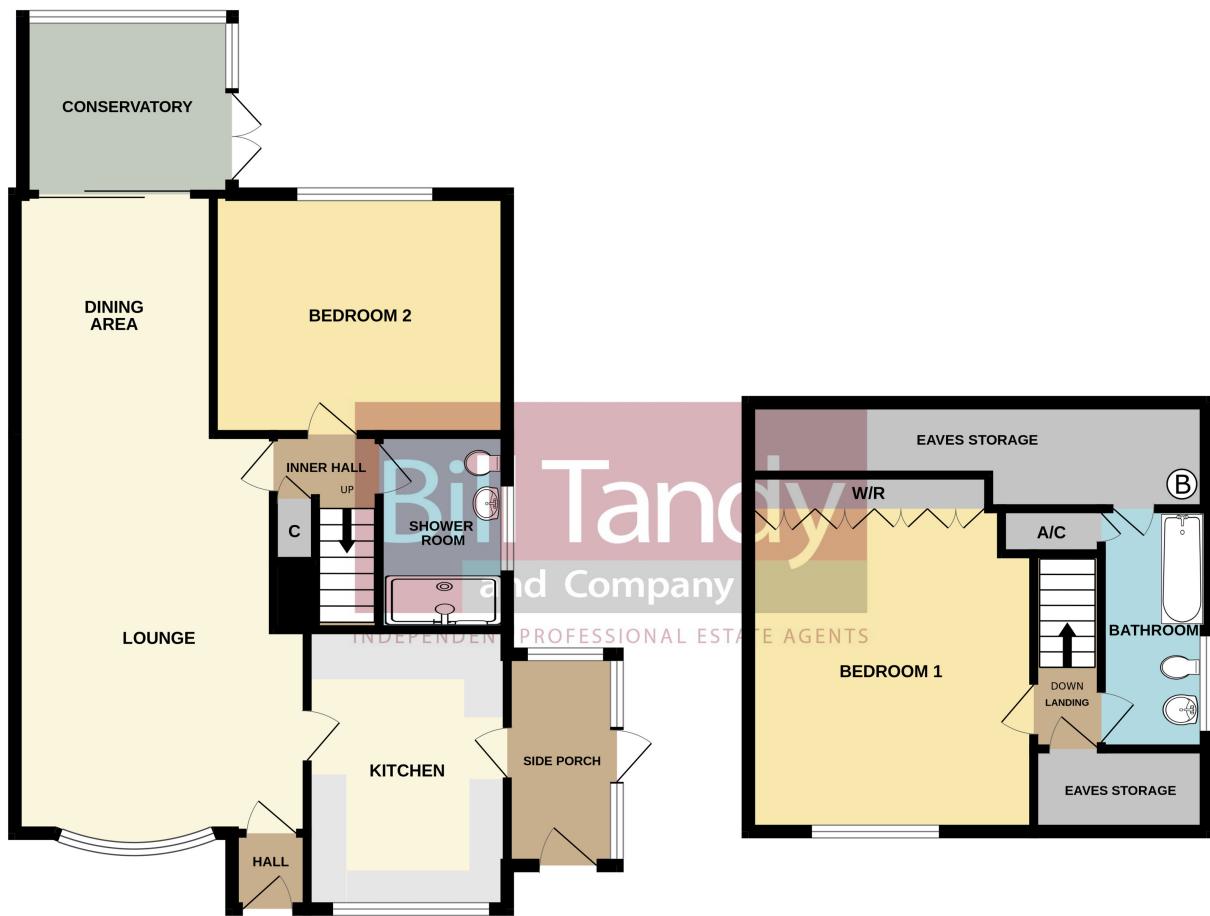


DRAFT

GROUND FLOOR

1ST FLOOR



6 WALKERS CROFT, LICHFIELD WS13 6TR

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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6 Walkers Croft, Lichfield,
Staffordshire, WS13 6TR

£310,000 Freehold

Bill Tandy and Company are delighted in offering for sale this well presented and deceptively spacious semi detached dormer bungalow positioned on the small and select cul de sac of Walkers Croft. Located off Netherstowe and accessed from Stowe Croft, this cul de sac comprises a range of dormer bungalows and bungalows in a quiet location, whilst being a short distance away from the cathedral city of Lichfield. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, offers the benefit of no upward chain and briefly comprises entrance hall, side porch, generously sized through lounge/dining room, conservatory, modern kitchen, ground floor bedroom and ground floor shower room, first floor bedroom and shower room and there is scope, if needed, to add an additional bedroom subject to requirements and regulations required. One of the distinct features of the property is the garden space, with gardens to front, side and rear and there is ample parking and a useful garage.



ENTRANCE HALL

accessed via an obscure double glazed front door and having door opening to:

THROUGH LOUNGE/DINING ROOM

8.47m x 3.56m max (27' 9" x 11' 8" max) a generously sized reception room having double glazed bow window to front, two radiators, feature fireplace with an electric flame effect fire set on a marble style hearth with wooden mantel above and sliding double glazed doors open to:

DOUBLE GLAZED CONSERVATORY

2.83m x 1.91m (9' 3" x 6' 3") overlooking the rear garden and having French doors to patio.

KITCHEN

3.83m x 2.44m (12' 7" x 8' 0") having double glazed windows to front and side, radiator, modern base cupboards and drawers with round edge work tops above, wall mounted cupboards, inset stainless steel sink with drainer, Flavel oven and electric hob with extractor fan above, spaces for white goods and ceiling spotlighting. An obscure double glazed door opens to:

SIDE PORCH

this useful porch has UPVC double glazed door to front, additional door to side leading to the garden, double glazed windows to side and rear and space ideal for washing machine.

INNER HALL

having stairs to first floor accommodation, small store cupboard and door to:

GROUND FLOOR BEDROOM

3.21m x 3.21m (10' 6" x 10' 6") having double glazed window overlooking the rear garden and radiator.



GROUND FLOOR SHOWER ROOM

having an obscure double glazed window to side, radiator and modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with Mira shower over and tiled surround.

FIRST FLOOR LANDING

having door to eaves storage and further doors open to:

BEDROOM ONE

5.02m max into wardrobe x 3.75m max (16' 6" max into wardrobe x 12' 4" max) having double glazed window to front, radiator and superb range of fitted wardrobes.

BATHROOM

having an obscure double glazed window to side, radiator, modern suite comprising pedestal wash hand basin with aqua-boarding surround, low flush W.C. and bath, linen cupboard and door to eaves storage (with superb scope to add an additional bedroom and dormer to the rear subject to purchasers requirements and the necessary regulations and permissions required).



OUTSIDE

The property is superbly located towards the end of this small and select cul de sac. To the front is a block paved driveway providing parking for numerous cars and leading to the garage. There is a deep foregarden with shaped lawned area. The property has a garden to the side and rear having 'L' shaped lawned area, paved patio spaces, herbaceous borders, fenced boundary and storage area behind the garage.

GARAGE

5.51m x 2.73m (18' 1" x 8' 11") approached via an up and over entrance door and having useful courtesy door to garden and light and power supply.

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.