

Bill Tandy
and Company

1 The Paddock, Lichfield, Staffordshire, WS14 9BZ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£400,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this modern detached family home, superbly extended, within the desirable cul de sac location of The Paddock. Located on the south side of Lichfield and off Shortbutts Lane, we strongly urge the property is viewed internally for it to be fully appreciated. The location is only a short walking distance from the cathedral city centre with a range of shops and amenities found nearby, and the benefit of the popular Beacon Park. One of the particular features of the property is its superb and desirable school catchment. The property benefits from no upward chain and the accommodation comprises reception hall, lounge, open plan dining kitchen, laundry, shower room, three first floor bedrooms and bathroom. Externally there are gardens to front and rear, with garage and parking to the rear.



RECEPTION HALL

with double glazed door and window to side, radiator, laminate floor and door opens to:

LOUNGE

4.87m x 3.80m max (2.56m min) (16' 0" x 12' 6" max 8'5" min) having double glazed window to front, radiator, two useful under stairs store cupboard, laminate floor and feature fireplace. Door opens to:

OPEN PLAN DINING FAMILY KITCHEN

7.83m x 2.88m max (2.31m min) (25' 8" x 9' 5" max 7'7" min) having double glazed patio door and window overlooking the rear garden, two radiators, tiled floor, base and wall mounted storage cupboards, round edge work tops, inset stainless steel sink with drainer, spaces ideal for dishwasher, fridge and cooker and door opens to:

LAUNDRY ROOM

1.70m x 1.15m (5' 7" x 3' 9") having tiled floor and space and plumbing for washing machine with space above for tumble dryer if required. Door opens to:

SHOWER ROOM

1.68m x 1.54m (5' 6" x 5' 1") having obscure double glazed window to front, radiator, suite comprising corner wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

FIRST FLOOR LANDING

having obscure double glazed window to side, loft access and doors open to:

BEDROOM ONE

3.80m x 3.24m (12' 6" x 10' 8") having double glazed window to front, radiator, laminate floor and feature built-in wardrobes.



BEDROOM TWO

3.81m max (2.95m min) x 2.55m (12' 6" max 9'8" min x 8' 4") having double glazed window to rear, radiator, laminate floor and useful built-in wardrobe.

BEDROOM THREE

3.71m x 2.02m max (12' 2" x 6' 8" max) having double glazed window to front, radiator, laminate floor, over stairs store cupboard and additional built-in wardrobe.

MODERN BATHROOM

2.26m x 1.64m (7' 5" x 5' 5") having an obscure double glazed window to rear, radiator, modern white suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C., bath with Triton shower appliance over and airing cupboard.



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OUTSIDE

To the front of the property is a mainly lawned foregarden with low level shrubs and conifers for screening with a paved pathway providing access to the front of the property, and there is a side gate. To the rear is a substantial paved patio extending the full width of the property with cold water tap and shaped lawn beyond, paved pathway to a rear gate leading to the garage and parking space, flower bed borders and fenced and walled boundary.

SINGLE GARAGE

located to the rear of the property.

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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		53	82
		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.

GROUND FLOOR

1ST FLOOR



1 THE PADDOCK, LICHFIELD, WS14 9BZ

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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