



# DRAFT

2 Goodwood Close, Lichfield, Staffordshire, WS14 9XZ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 2 Goodwood Close, Lichfield, Staffordshire, WS14 9XZ

### £475,000 Offers Over

Bill Tandy and Company are delighted to offer for sale this superbly presented detached family home located on the highly sought after cul de sac position of Goodwood Close in the popular Boley Park district of Lichfield. The location is only a short distance away from the cathedral city centre of Lichfield with its range of amenities, and there are highly sought after schools nearby. The house itself, which we strongly urge is viewed to be fully appreciated, comprises reception hall, guests cloakroom, lounge, separate dining room, conservatory, open plan and modern breakfast kitchen, utility, four first floor bedrooms, one having a modern en suite shower room, and modern family bathroom. Outside there is a generously sized block paved front driveway leading to the former garage now used for storage, and garden set to the rear. There are superb commuter links with nearby bus and train stations giving access to London and Birmingham.



#### RECEPTION HALL

approached via a composite front entrance door and having stairs to first floor, radiator, oak flooring and doors open to:

#### GUESTS CLOAKROOM

having a continuation of the oak flooring, radiator, double glazed window to front and suite comprising corner wash hand basin with tiled surround and low flush W.C.

#### LOUNGE

5.06m max into bay x 4.50m (16' 7" max into bay x 14' 9") having walk-in double glazed square bay window to front and two radiators. The feature and focal point of the room is its superb fireplace with stone effect hearth, inset surround and mantel above housing a chrome inset gas fire. Door opens to:

#### DINING ROOM

3.11m x 2.95m (10' 2" x 9' 8") having radiator, door to kitchen and sliding double glazed doors open to:

#### UPVC DOUBLE GLAZED CONSERVATORY

3.71m x 2.54m (12' 2" x 8' 4") having laminate floor, radiator and French doors to side patio.

#### UPDATED BREAKFAST KITCHEN

4.36m x 2.92m (14' 4" x 9' 7") this generously sized open plan breakfast kitchen has double glazed windows overlooking the rear garden, ceiling spotlighting, tiled flooring, radiator, under stairs storage cupboard/pantry, modern units comprising base cupboards and drawers surmounted by round edge work tops, matching upstand splashback surround, wall mounted units with under-unit lighting, inset Lamona one and a half bowl sink, integrated Hotpoint double oven and Hotpoint four ring electric hob with extractor fan above, integrated appliances include fridge/freezer and dishwasher. There is a useful separate loft access and door to:



#### UTILITY ROOM

2.67m x 2.17m (8' 9" x 7' 1") having double glazed door to side, radiator, Viessmann boiler, base and wall mounted store cupboards, inset stainless steel sink, spaces for washing machine and fridge/freezer and door former garage which is now used for storage.

#### FIRST FLOOR LANDING

having store cupboard housing radiator and doors open to:

#### BEDROOM ONE

3.78m x 3.16m max 2.74m min (12' 5" x 10' 4" max 9' min) having double glazed window to front, radiator and range of fitted wardrobes. Door to:

#### MODERN EN SUITE SHOWER ROOM

having chrome towel rail, double glazed window to side, laminate floor, contemporary vanity unit with inset wash hand basin, low flush W.C., shower cubicle with shower appliance over and bi-folding screen, spotlighting and full ceiling height tiled splashback surround.



### **BEDROOM TWO**

3.14m max (2.88m min) x 2.84m max (2.41m min) (10' 4" max 9'5" min x 9' 4" max 7'11" min) having double glazed window to rear and radiator.

### **BEDROOM THREE**

4.53m x 2.19m (14' 10" x 7' 2") having double glazed window to front, radiator and useful loft access.

### **BEDROOM FOUR**

2.17m x 2.17m (7' 1" x 7' 1") this bedroom could be an ideal nursery bedroom or office having double glazed window to front and radiator.

### **MODERN BATHROOM**

having double glazed window to rear, chrome towel rail, laminate floor and suite comprising modern vanity unit with inset wash hand basin, low flush W.C., bath with shower appliance over and bi-folding screen, spotlighting and full ceiling height tiled splashback surround.



### **OUTSIDE**

Set to the front of the property is a sweeping block paved driveway providing parking and leading to the garage store and front entrance door. There is a shaped lawned foregarden with herbaceous border and side gated access leading to the rear. To the rear of the property is a paved patio area, shaped lawn set beyond with a paved terrace to the rear corner, hardstanding for summerhouse/shed and fenced surround.

### **STORE**

2.47m x 2.26m (8' 1" x 7' 5") forming part of the original garage this is an ideal storage area approached by an up and over entrance door and door to utility room.

### **COUNCIL TAX**

Band E.

### **FURTHER INFORMATION/SUPPLIERS**

Mains water supply and drainage. Electricity connected and gas heating. Broadband 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.



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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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