



1 Livingstone Drive, Lichfield, Staffordshire, WS14 9NY

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000

Bill Tandy and Company are delighted to offer for sale this high specification and superbly sized three storey house located on the small and private setting of Livingstone Drive which is accessed from Burton Old Road East. Situated on the highly sought after Boley Park development with a range of facilities found nearby, the property is a short distance away from Lichfield's cathedral city centre. This generously sized semi detached property is arranged on three floors and offers a wealth of accommodation which has been updated by the present owner and briefly comprises hall, guests cloakroom, lounge/dining room, conservatory and breakfast kitchen. To the first and second floors are four bedrooms, one having en suite shower room, and family bathroom. There are two allocated parking spaces to the front accessed from a gated entrance from the shared driveway, and there are gardens to side and rear.



RECEPTION HALL

approached via an obscure double glazed front entrance door and having oak flooring, radiator, Nest intelligent thermostat and stairs to first floor with oak balustrade with laundry space beneath for washing machine and housing the Worcester boiler. Doors to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, chrome towel rail, tiled floor, half ceiling height tiled surround, ceiling spotlighting and vanity unit with marble circular wash hand basin with mixer tap and low flush W.C.

LOUNGE/DINING ROOM

4.71m x 4.23m (15' 5" x 13' 11") having oak wooden flooring, two radiators and French doors flanked by windows either side lead to:

UPVC DOUBLE GLAZED CONSERVATORY

4.10m x 2.60m (13' 5" x 8' 6") overlooking the garden and having a blue tinted glass roof with blinds and radiator.

BREAKFAST KITCHEN

having double glazed window to front, radiator, oak wooden flooring, cream Shaker style base cupboards and drawers, black granite work tops, marble style tiled surround, wall mounted storage units, inset stainless steel one and a half bowl sink, Rangemaster range style cooker, integrated fridge, freezer and dishwasher and ceiling spotlighting.

FIRST FLOOR LANDING

having oak balustrade, oak flooring, radiator, staircase to second floor and doors lead off to:

BEDROOM TWO

4.23m x 2.41m (13' 11" x 7' 11") having double glazed window to front, radiator and oak wooden flooring.



BEDROOM THREE

3.67m x 2.50m (12' 0" x 8' 2") having oak wooden flooring, double glazed window to rear and radiator.

BEDROOM FOUR/OFFICE

3.00m x 2.00m (9' 10" x 6' 7") this versatile fourth bedroom could also be used as a home office with double glazed window to rear, radiator and oak wooden flooring.

FAMILY BATHROOM

2.03m x 1.83m (6' 8" x 6' 0") having natural stone Travertine tiling to floor and walls, obscure double glazed window to front with tiled sill, chrome towel rail, ceiling spotlighting and suite comprising vanity unit with inset circular wash hand basin and mixer tap, low flush W.C. and bath with shower appliance over.

SECOND FLOOR LANDING/OFFICE

this superb sized second floor landing is currently used as office space having skylight window to rear, radiator and wooden floor.



MASTER BEDROOM

4.65m max (3.36m min) x 3.96m (15' 3" max 11'0" min x 13' 0") having double glazed window to front, radiator, oak wooden flooring, fitted wardrobes and drawers and door to:

EN SUITE SHOWER ROOM

2.46m x 1.77m (8' 1" x 5' 10") having natural stone Travertine tiled floor and walls, double glazed window to rear, ceiling spotlighting, suite comprising vanity unit with circular wash hand basin with mixer tap, low flush W.C. and shower enclosure with waterfall shower appliance.

OUTSIDE

The property is accessed via a gated entrance to the development and the shared drive provides access to the two allocated parking spaces for the property.

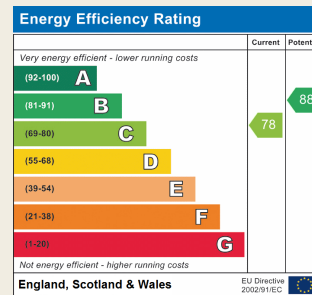
GARDENS

The rear garden enjoys a paved patio, lawn beyond with flower bed borders, rear shed and additional side garden.



COUNCIL TAX

Band D.



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.

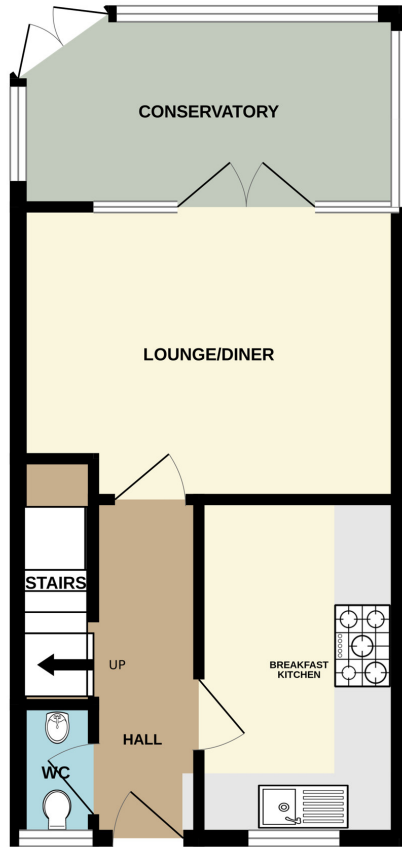


VIEWING

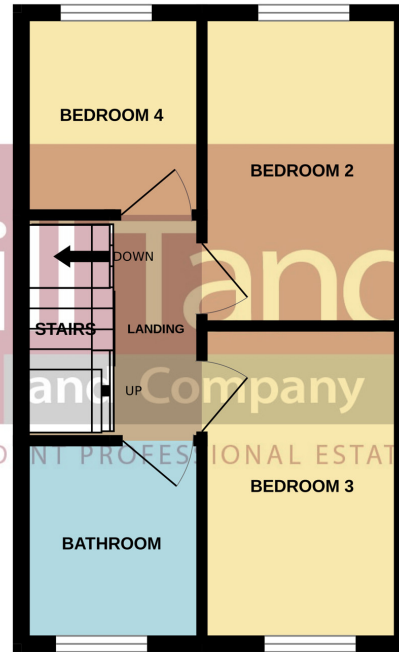
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

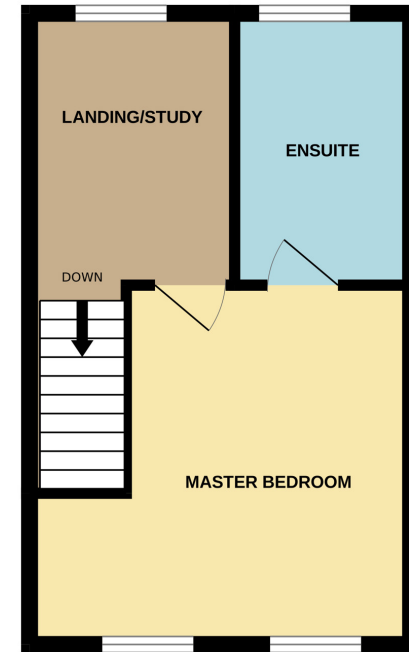
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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