

Bill Tandy
and Company

42 Bracken Close, Lichfield, Staffordshire, WS14 9RU

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000

An excellent opportunity has arisen with the sale of this detached bungalow which enjoys a lovely cul de sac setting on the popular Boley Park. Requiring general modernisation and refurbishment throughout the property represents an excellent opportunity for a buyer wishing to stamp their own mark on a property. The peaceful cul de sac location is an ideal residential setting, with the well planned accommodation providing a versatile layout. The accommodation includes not only a very spacious lounge/dining room but also three double bedrooms and a shower wet room. There is a private garden to the rear and a generous front garden with driveway leading to a single garage. To fully appreciate the property, which is available with the benefit of no upward chain and immediate vacant possession, an early viewing would be strongly recommended.



RECEPTION HALL

approached via a leaded UPVC double glazed entrance door and having radiator, built-in coats store cupboard and door to:

FITTED GUESTS CLOAKROOM

having W.C., wash hand basin, radiator and a leaded obscure UPVC double glazed window.

LOUNGE/DINING ROOM

6.00m x 4.00m max (19' 8" x 13' 1" max) having two leaded UPVC double glazed windows to front, two double radiators, coving and central fireplace with gas fire fitment.

KITCHEN

3.30m x 3.20m (10' 10" x 10' 6") having a basic range of fittings comprising work surface space with base storage cupboards and drawers beneath, wall mounted storage cupboards, twin bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, built-in electric oven with four ring electric hob and extractor hood, wall mounted Worcester condensing combination gas central heating boiler, window overlooking the rear garden, breakfast bar, tiled flooring, tiled splashbacks, space for fridge/freezer and UPVC double glazed door to outside.

INNER LOBBY

approached via a door from the reception hall and having doors leading off to:

BEDROOM ONE

3.33m x 3.27m (10' 11" x 10' 9") having two double built-in wardrobes with overhead storage cupboards, secondary glazed window to rear and radiator.

BEDROOM TWO

3.34m x 3.11m (10' 11" x 10' 2") having leaded UPVC double glazed window to front, double fitted wardrobe and radiator.



BEDROOM THREE

3.27m x 2.68m (10' 9" x 8' 10") having window to rear, radiator and double fitted wardrobe.

SHOWER WET ROOM

having a walk-in shower area with Mira shower fitment, close coupled W.C., wash hand basin, chrome heated towel rail/radiator, comprehensive ceramic wall tiling and extractor fan.

OUTSIDE

The property is set well back off the cul de sac with driveway parking and a deep foregarden full of established shrubs and plants. To the rear is a mature private garden with patio area, walled and fenced perimeters and established trees and shrubs.

GARAGE

5.05m x 2.26m (16' 7" x 7' 5") approached via an up and over entrance door.

COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIES

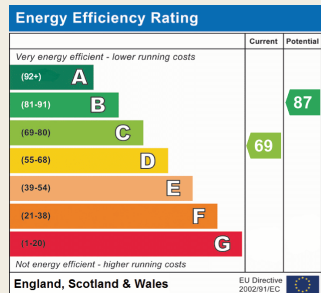
Mains drainage, water, electricity and gas are connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/> It should be noted that lines of communication with the seller of the bungalow are limited, which may adversely impact transaction timescales.



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.



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.

GROUND FLOOR



42 BRACKEN CLOSE, LICHFIELD WS14 9RU

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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