



22 Darnford Moors, Lichfield, Staffordshire, WS14 9RL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£475,000

Enjoying a lovely setting in a cul de sac location on the south side of the cathedral city, this well placed detached home is perfect for the family buyer. Within easy reach of both King Edward's and St Michael's schools the property has been very well maintained and improved by the present owner, and offers a comfortable accommodation layout with a generous fore and rear garden plot. As well as being perfect for the local schools, the location is also excellent for access not only to Lichfield city centre, but also to the wider area with great commuter links across the Midlands. To fully appreciate the extent of the accommodation on offer, an early viewing would be strongly recommended.



RECEPTION HALL

approached via a PVC double glazed composite entrance door and having feature laminate flooring, radiator and stairs leading off with useful cupboard space beneath.

FITTED GUESTS CLOAKROOM

having close coupled W.C., vanity unit with wash hand basin with mixer tap and tiled splashback, radiator and obscure UPVC double glazed window.

THROUGH LIVING ROOM

6.30m x 3.63m (20' 8" x 11' 11") a lovely bright room having UPVC double glazed window to front and double glazed sliding patio door to rear. The central feature of the room is provided by the stone fireplace with inset living flame coal effect gas fire, and there are two radiators, coved cornice and laminate flooring.

DINING ROOM

3.42m x 2.55m (11' 3" x 8' 4") having laminate flooring, UPVC double glazed window to front, radiator and coving.

BREAKFAST KITCHEN

4.56m x 2.72m (15' 0" x 8' 11") an attractive modern fitted kitchen having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in AEG electric double oven and grill with four ring induction hob and extractor canopy with splashback, integrated dishwasher, fridge and freezer each with matching fascias, space and plumbing for washing machine and tumble dryer, one and a half bowl stainless steel sink unit with mixer tap, laminate flooring, breakfast bar, double radiator, UPVC double glazed window to rear, obscure double glazed door to garden and low energy downlighters.

FIRST FLOOR LANDING

having loft access hatch and cupboard housing the Worcester combination gas central heating boiler and linen shelving.



MASTER BEDROOM

3.70m x 3.46m (12' 2" x 11' 4") having fitted bedroom furniture providing excellent wardrobe space together with overhead storage cupboards and matching bedhead with bedside cabinets and dressing table, laminate flooring, radiator, UPVC double glazed window to front with pleasant open aspect and door to:

EN SUITE SHOWER ROOM

having tiled shower cubicle with Triton electric shower fitment, pedestal wash hand basin, close coupled W.C., comprehensive ceramic wall tiling, electric shaver point, vanity mirror, radiator, obscure UPVC double glazed window to front, extractor fan and mirrored vanity cabinet.

BEDROOM TWO

3.40m max x 2.77m (11' 2" max x 9' 1") having full height and width wardrobes with sliding mirrored doors, UPVC double glazed window to rear and radiator.

BEDROOM THREE

3.47m x 2.68m (11' 5" x 8' 10") having laminate flooring, UPVC double glazed window to front and radiator.

BEDROOM FOUR

2.90m x 2.80m max (9' 6" x 9' 2" max) having mirrored fitted wardrobes, UPVC double glazed window to rear, radiator and laminate flooring.



FAMILY BATHROOM

having suite comprising panelled bath with mixer tap and electric shower fitment fitted over with shower screen, close coupled W.C. and vanity unit with wash hand basin, comprehensive ceramic wall tiling, electric shaver point, vanity mirror, radiator and extractor fan.

OUTSIDE

The property enjoys a generous frontage with a double width driveway providing parking for several cars leading to the garage. The lawned foregarden extends to both sides of the driveway with a pathway approach leading to the front door and a further side garden with privet hedged screen and gated access to the rear. To the rear is an established landscaped garden with patio seating area and dwarf decorative wall with pathway and lawn area with shale and shingle feature, fenced and walled perimeters, useful cold water tap and external security light.

DETACHED DOUBLE GARAGE

5.54m x 5.11m (18' 2" x 16' 9") approached via an electric roller shutter entrance door and having UPVC double glazed window and personal access door to side, loft hatch to independent loft storage space, light and power.

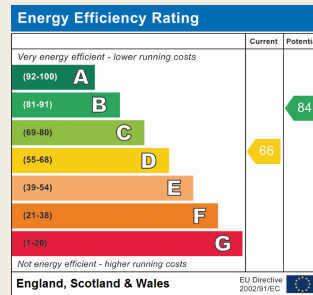


COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - SO Energy. Telephone: No landline contract. Broadband – Cuckoo. 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.



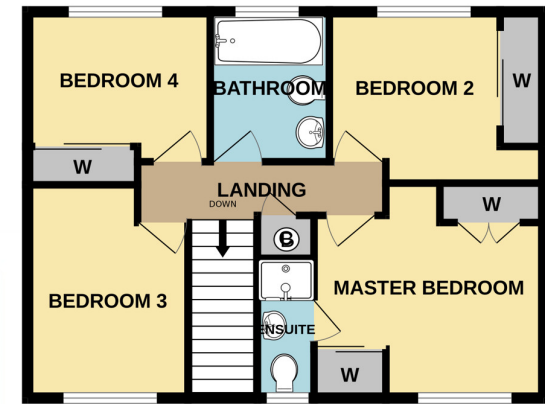
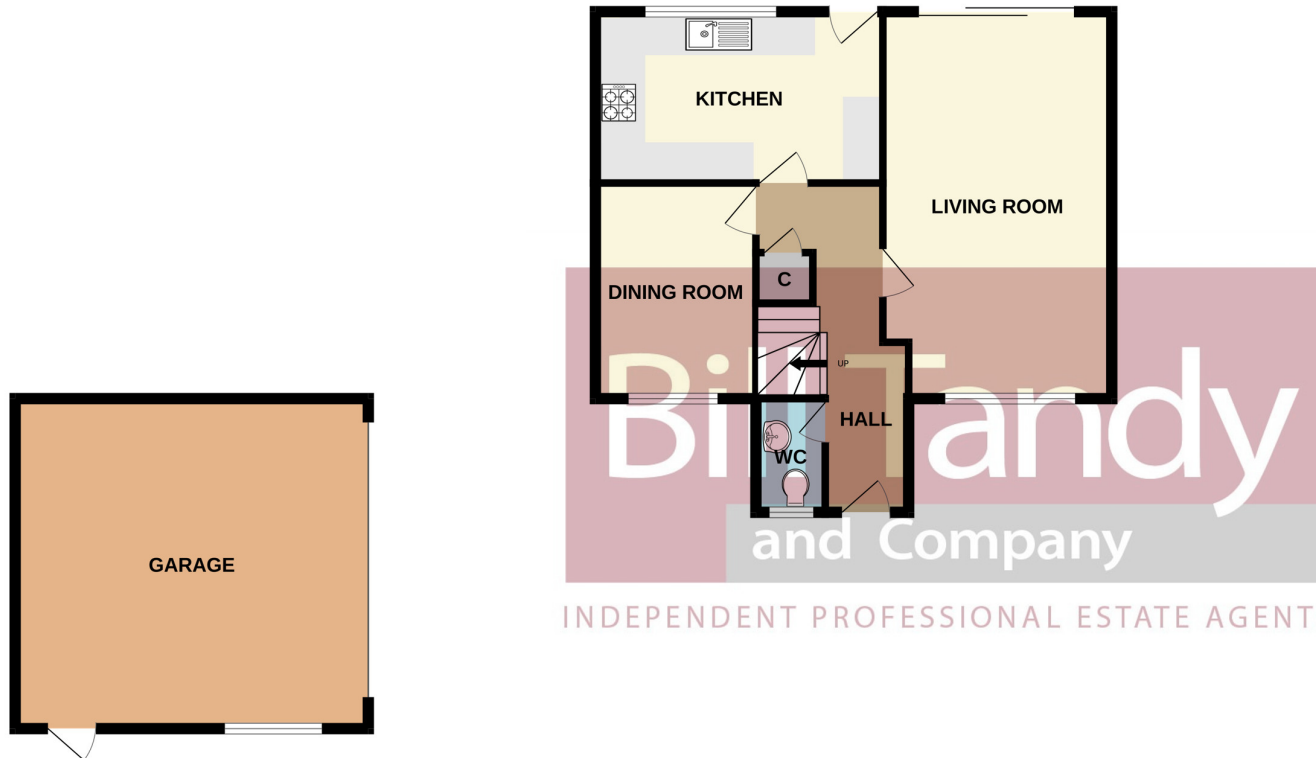
VIEWING

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

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



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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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