



5 Gorsty Bank, Lichfield, Staffordshire, WS14 9UB

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 5 Gorsty Bank, Lichfield, Staffordshire, WS14 9UB

# £420,000

Properties on this sought after cul de sac do not come to the market very often, and Bill Tandy and Company are delighted to offer for sale this superbly updated and extended detached home. The property briefly comprises reception hall, lounge to front, stunning open plan and extended dining family kitchen with sitting area having a superb light lantern, side reception hall giving access to the garage, ground floor shower room and study/optional ground floor bedroom. To the first floor are three bedrooms and bathroom. To the front is a generous double width tarmac driveway, garage/store, lawned foregarden and rear garden having two patio areas, lawn and storage shed. Internal viewings are highly recommended.



### RECEPTION HALL

approached via a composite front entrance door with double glazed window alongside and having stairs to first floor, radiator and door to:

### LOUNGE

4.21m x 3.93m (13' 10" x 12' 11") recessed fireplace area having fitted storage cupboards with shelving above located either side of the chimney breast, double glazed bow window to front and glazed door opens to:

### 'L' SHAPED DINING FAMILY KITCHEN

6.92m max x 4.87m max (22' 8" max x 16' 0" max) this superbly extended dining family kitchen has two radiators, double glazed windows overlooking the garden, French doors to patio, light lantern, vinyl floor, two ceiling light points, spotlighting, cream Shaker style units comprising base cupboards and drawers with preparation work tops above, tiled surround, wall mounted cupboards, inset stainless steel sink with swan neck mixer tap, inset oven with four ring gas hob and extractor fan above, space ideal for fridge/freezer and a bi-fold door to under stairs storage cupboard. Door to:

### SIDE HALLWAY

having an obscure double glazed side entrance door to side, radiator, door to garage, spotlighting, laminate floor and doors open to:

### GROUND FLOOR BEDROOM/OFFICE

2.38m x 2.14m (7' 10" x 7' 0") this versatile rear room is ideal for working from home with the potential for a ground floor bedroom, having laminate floor, radiator and double glazed window overlooking the garden.



### GROUND FLOOR SHOWER ROOM

having an obscure double glazed window to side, chrome heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over, ceramic tiling and spotlighting.

### FIRST FLOOR LANDING

having an obscure double glazed window to side, loft access, boiler cupboard housing Glow-worm boiler and doors open to:

### BEDROOM ONE

3.59m x 3.02m max (2.62m min) (11' 9" x 9' 11" max 8'7" min) having double glazed window to front, radiator and built-in double wardrobe.

### BEDROOM TWO

3.00m x 2.91m (9' 10" x 9' 7") having double glazed window to rear, radiator and built-in wardrobe.

### BEDROOM THREE

2.70m x 2.17m (8' 10" x 7' 1") having double glazed window to front, radiator and over stairs storage cupboard/wardrobe.



## BATHROOM

having an obscure double glazed window to rear, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath with shower appliance over and tiled floor.

## OUTSIDE

The property has a tarmac drive to the front which leads to the property's front entrance door, garage and side access. To the rear of the property is a lower level paved patio area, sweeping retaining wall and a raised shaped lawn with additional paved patio to rear. A side paved pathway provides useful access with a gate to front and security lighting.

## GARAGE/STORE

3.88m x 2.39m (12' 9" x 7' 10") suitable for a smaller car or ideal for storage, approached via an up and over door, light and power supply and door to side hall.

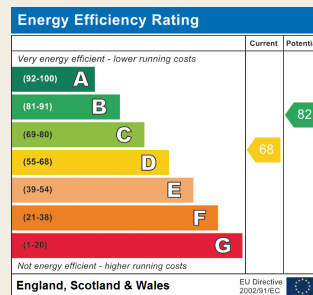
## COUNCIL TAX BAND D



## FURTHER INFORMATION/SUPPLIERS

Drainage – Mains drainage and Water supply  
Electric and gas connected  
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.



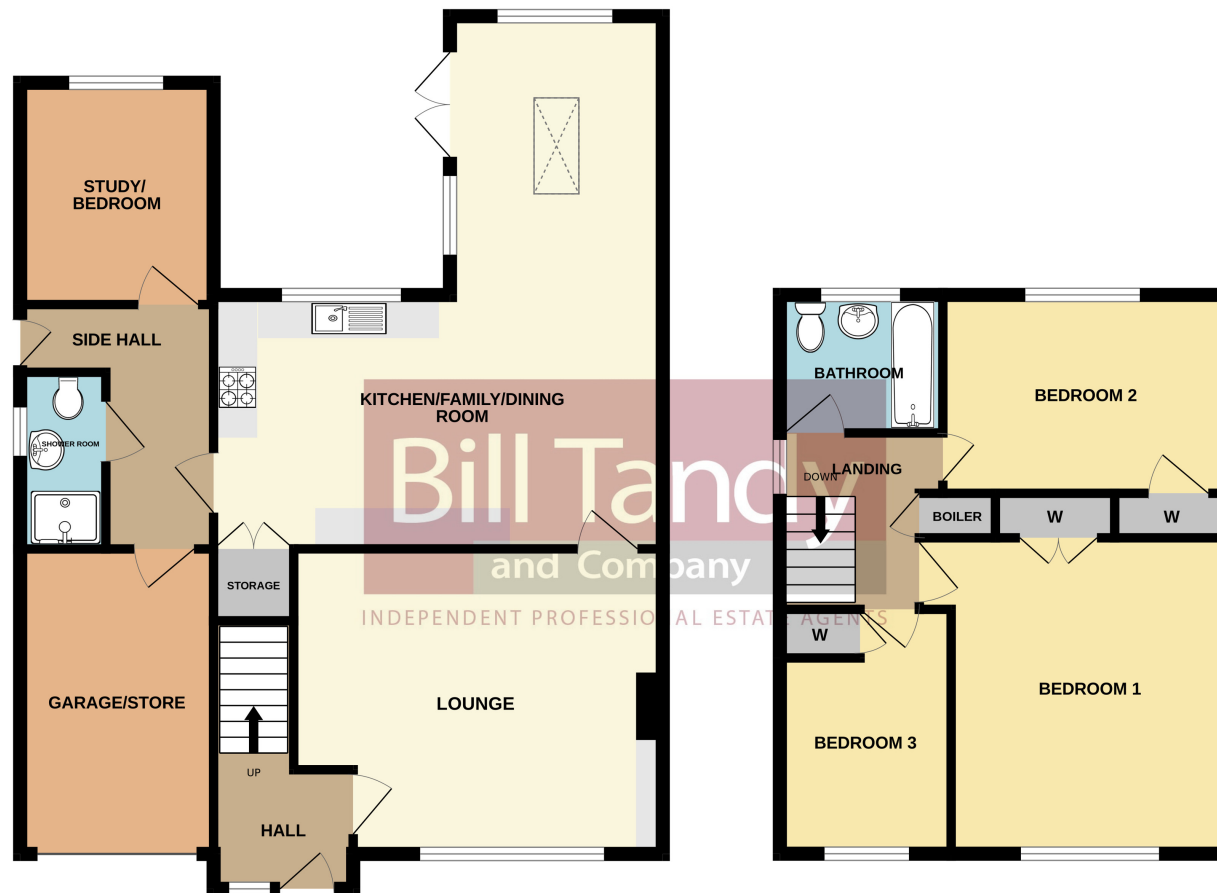
## VIEWING

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.

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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