



106 Chesterfield Road, Lichfield, Staffordshire, WS14 0AA

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**106 Chesterfield Road, Lichfield,
Staffordshire, WS14 0AA**

£425,000

Enjoying a very pleasant and convenient situation within easy reach of Lichfield city centre, this beautifully presented and extended end town house cottage is perfect for the family buyer or first time buyer. Built around the turn of the century the property has been cleverly extended with the design and presentation showing a flair for interior design. The versatile accommodation can be described as either a three or four bedroom home, as the ground floor extended room has equal versatility as a bedroom or sitting room. Less than half a mile from city centre amenities the property is perfectly placed to take full advantage of all that Lichfield has to offer. The commuting credentials of the city are undeniable with its excellent road and rail network providing superb links to many commercial centres and beyond. To fully appreciate this beautiful family home an early viewing would be strongly recommended.



FAMILY LOUNGE

3.63m x 3.32m (11' 11" x 10' 11") having PVC composite entrance door, feature Amtico flooring, UPVC double glazed window to front, radiator and opening through to:

DINING AREA

3.04m x 2.83m (10' 0" x 9' 3") having a continuation of the attractive Amtico flooring, and leading onto:

'L' SHAPED FITTED KITCHEN

3.96m max x 4.9m max (13' 0" max x 16' 1" max) cleverly extended and having ample work surface space with base storage cupboards and drawers, kickboard LED lighting, wall mounted storage cupboards, space for a range-type cooker with extractor fan, one and a half bowl sink unit with mixer tap, integrated dishwasher with matching fascia, space for american-style fridge freezer, UPVC double glazed windows to rear, stairs leading off, radiator, attractive ceramic floor tiling and door to a:

LAUNDRY

with plumbing for washing machine and venting for tumble dryer, and wall-mounted Ideal condensing gas central heating boiler with timer. Door to:

FITTED GUESTS CLOAKROOM

having W.C., vanity wash hand basin with mono bloc mixer tap and cupboard space beneath, obscure UPVC double glazed window and radiator.

EXTENDED SITTING ROOM/BEDROOM FOUR

4.98m x 2.96m (16' 4" x 9' 9") a versatile addition to the property this delightful room has a lovely aspect with UPVC double glazed bi-fold doors opening out to the garden, UPVC double glazed window to front, a continuation of the ceramic floor tiling and door to CELLAR.



CELLAR

3.07m x 2.81m (10' 1" x 9' 3") having ceramic floor tiling, light and power.

FIRST FLOOR LANDING

having spindle balustrade, radiator, loft access hatch with pulldown ladder and built-in linen store cupboard.

BEDROOM ONE

3.96m x 3.01m (13' 0" x 9' 11") a lovely master bedroom suite with UPVC double glazed windows to front and side, double radiator, coving to ceiling and door to:

LUXURY EN SUITE SHOWER ROOM

having a large walk-in shower area with glazed screen and thermostatic shower fitment, tiled surround and tiled recess, close coupled W.C., vanity unit with wash hand basin and mono bloc mixer tap with cupboard space below, heated towel rail/radiator, comprehensive ceramic wall tiling, access to loft space, electric shaver point, extractor fan and obscure UPVC double glazed window.

BEDROOM TWO

3.64m x 3.32m (11' 11" x 10' 11") with a UPVC double glazed window to the front, radiator and coving.



BEDROOM THREE

3.05m x 1.85m (10' 0" x 6' 1") having UPVC double glazed window to rear, double radiator and coving.

FAMILY BATHROOM

having a 'P' shaped bath with glazed shower screen and thermostatic mixer shower with hose and drencher head, vanity unit with wash hand basin and mono bloc mixer tap with cupboard space beneath, close coupled W.C., comprehensive ceramic wall tiling, obscure UPVC double glazed window to side, heated towel rail/radiator, low energy downlighters, extractor fan and coving.

OUTSIDE

The property is set back from the road with a tarmac driveway providing parking for one car, and side gated access leading to the garden. The garden is situated to the side of the property and has an artificial lawn, composite decked area, external wall lanterns, useful cold water tap and flagstone pathway providing a right of way for neighbouring properties. There is also a further patio seating area with artificial lawn and lighting.

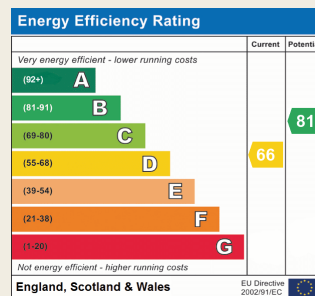


COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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

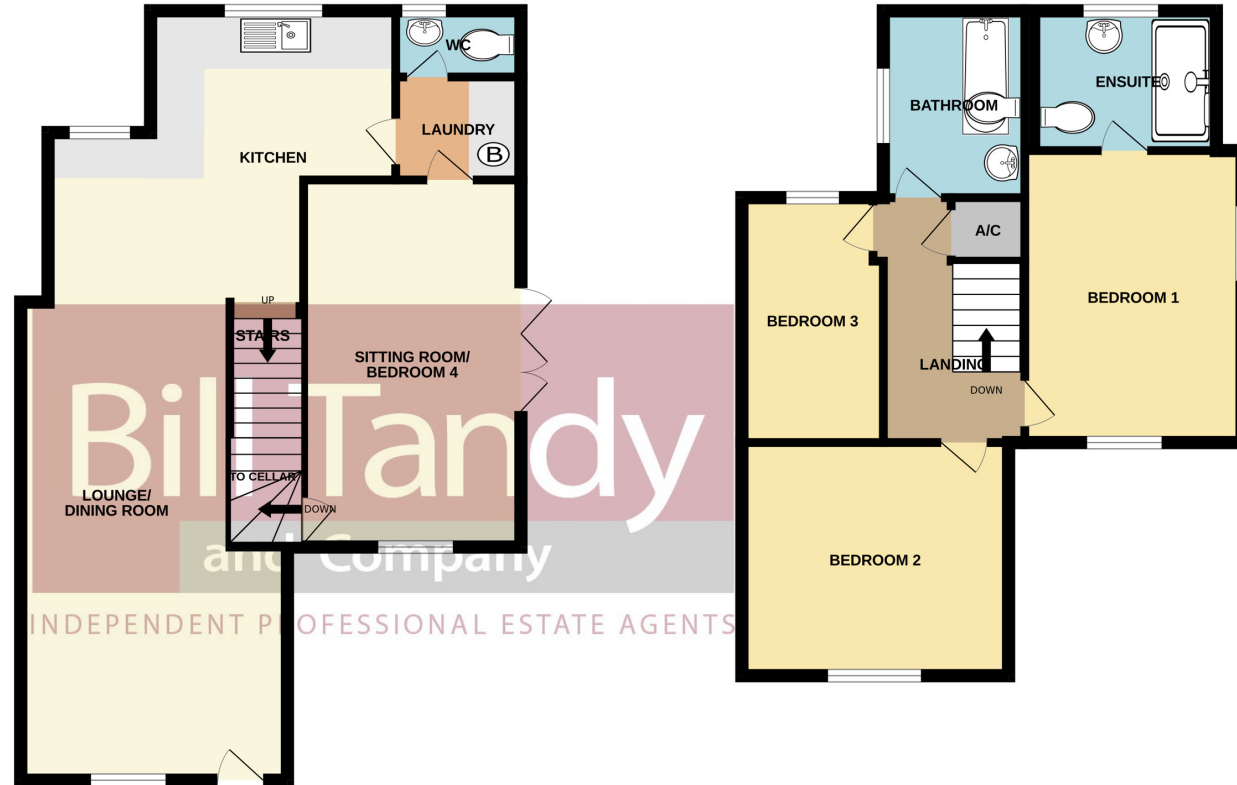
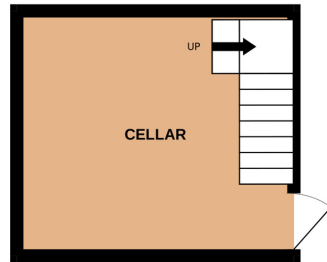
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

CELLAR

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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