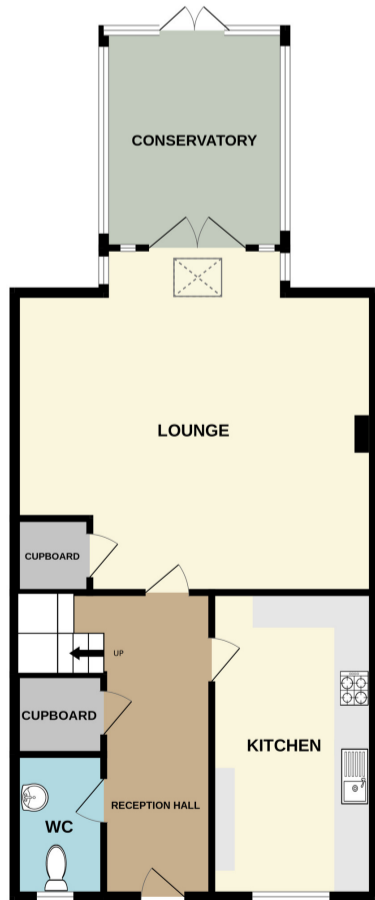
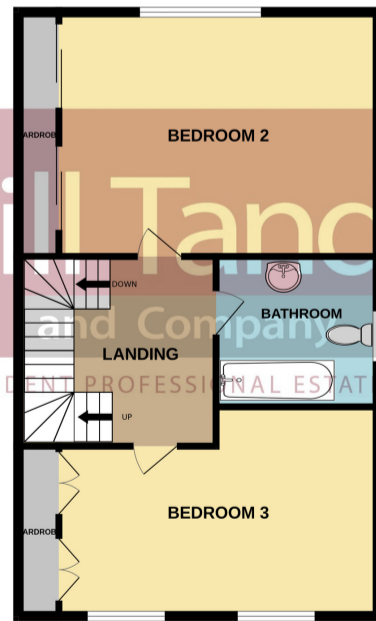


DRAFT

GROUND FLOOR



1ST FLOOR



2ND FLOOR



17 SADDLERS CLOSE, LICHFIELD WS14 9ZW

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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**17 Saddlers Close, Lichfield,
Staffordshire, WS14 9ZW**

£300,000 Freehold Offers Over

**** MODERN THREE BEDROOM HOUSE WITH GARAGE ON A POPULAR ROAD **** Bill Tandy and company are delighted in offering for sale this modern and generous size three storey end town house on this select development and cul-de-sac of Saddlers Close. This well presented property provides well planned accommodation with three good sized double bedrooms one of which with its own walk-in-wardrobe, en suite shower room and family bathroom, together with a generous lounge, conservatory, fitted kitchen and guests cloakroom. Outside is a substantial rear garden laid mostly to lawn with further garage and parking located to front. Early viewings are strongly encouraged and the property is offered with the benefit of no upward chain.



CANOPIED PORCH

with composite entrance door opening to:

RECEPTION HALL

with stairs off, storage cupboard, radiator and door to:

GUESTS CLOAKROOM

obscure glazed window to front, modern suite comprises a vanity unit, inset sink above with tiled surround, low flush w.c. and radiator.

FITTED KITCHEN

12' x 6' 2" (3.66m x 1.88m) This modern kitchen located to the front of property enjoys base cupboard and drawers complimented with work tops above, tiled splashbacks, inset sink unit, further wall mounted cupboards, four ring gas hob with extractor over and electric oven under, space for washing machine and fridge/freezer, fitted breakfast bar and window to front.

LOUNGE/DINING ROOM

17' 11" x 12' 10" (5.46m x 3.91m) having a feature fireplace with hearth, surround, mantle above with an inset fire, radiator, useful under stairs storage cupboard, skylight window bring in natural lighting whilst French doors to:

CONSERVATORY

11' 2" x 7' 3" (3.40m x 2.21m) having a brick base, UPVC upper with double glazed windows over looking the garden to rear and both sides, French doors to the rear garden.

FIRST FLOOR LANDING

Stairs ascend from the ground floor hall, having further staircase leading to the second floor whilst doors open to:



BEDROOM TWO

12' 10" x 10' 6" (3.91m x 3.20m) having superb fitted wardrobes, radiator and double glazed window overlooking the rear garden.

BEDROOM THREE

12' 10" x 10' 2" max (3.91m x 3.10m max) having superb modern fitted wardrobes, radiator and two windows to front.

FAMILY BATHROOM

With a modern suite comprises a low flush W.C., wash hand basin with cupboard beneath, panelled bath, obscure glazed window to side and extractor fan.

SECOND FLOOR LANDING

staircase from the first floor landing provides access to the top floor and door opens to

BEDROOM ONE

12' 11" max x 12' 7" max (3.94m max x 3.84m max) having windows to front and side, radiator and door to:



WALK IN WARDROBE

This generous size walk in wardrobe enjoys fitted shelving and hanging space and built-in airing cupboard.

EN SUITE SHOWER ROOM

With a modern suite comprises a low flush W.C., pedestal wash hand basin, corner shower cubicle, extractor fan and Velux skylight to rear.

GARAGE & PARKING

Single garage in a block to the front of the property with allocated parking space.

OUTSIDE

To the front is a single allocated parking space and a path to the front door. To the rear is a substantial garden laid mainly to lawn with mature herbaceous and hedged beds and borders, access to conservatory and side gate.

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.

