



Bill Tandy
and Company

7 Oak Way, Streethay, Lichfield, Staffordshire, WS13 8GH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£535,000

Bill Tandy and Company are delighted in offering for sale this modern detached family home, recently built by Miller Homes and positioned on a generously sized plot. The gardens have been superbly landscaped by the current owner providing a superb entertaining space. The property is within walking distance of the recently built Streethay primary school recently graded outstanding by Ofsted, Co-op convenience store, cafe and takeaway restaurants, and access to the nearby Trent Valley railway station providing links to London and Birmingham. The property, which we strongly urge is viewed internally for it to be fully appreciated, is double fronted and comprises reception hall, guests cloakroom, through lounge, ground floor family room/study/fifth bedroom, dining family kitchen, utility room, galleried landing, four generously sized first floor bedrooms one having en suite shower room and a family bathroom. Parking is to the left hand side with access to the garage to the rear and superbly landscaped garden.



RECEPTION HALL

approached via a double glazed front entrance door flanked by windows and having polished porcelain tiled flooring, stairs to first floor with useful under stairs storage cupboard and doors open to:

GUESTS CLOAKROOM

having polished porcelain tiled flooring, radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

THROUGH LOUNGE

6.26m x 3.32m (20' 6" x 10' 11") this generously sized main reception room has double glazed window to front, French doors to rear garden, two ceiling light points and radiator.

FAMILY ROOM/STUDY/BEDROOM FIVE

3.01m x 2.70m (9' 11" x 8' 10") this highly versatile ground floor reception room is currently used as a fifth bedroom having double glazed window to front and radiator.

DINING FAMILY KITCHEN

5.81m max x 4.34m max (19' 1" max x 14' 3" max) this generously sized kitchen has polished porcelain tiled flooring, double glazed windows to both sides, French doors opening to the rear garden, white high gloss base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink with drainer and mixer tap, inset Zanussi built-in oven and grill, five ring gas hob with extractor canopy above and integrated appliance include fridge/freezer.. Door to:

UTILITY ROOM

1.78m x 1.76m (5' 10" x 5' 9") having polished porcelain tiled flooring, double glazed door to rear garden, base and wall mounted storage cupboards, preparation work top with space below for washing machine and tumble dryer, inset stainless steel sink and concealed space for boiler.

FIRST FLOOR GALLERIED LANDING

having loft access with pulldown ladder, double glazed window to front, radiator and doors lead off to:



BEDROOM ONE

5.36m max x 3.45m (17' 7" max x 11' 4") having double glazed window to rear, radiator, built-in fitted wardrobe with sliding contemporary doors and door to:

EN SUITE SHOWER ROOM

2.30m x 2.07m (7' 7" x 6' 9") having double glazed window to side, modern white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and double shower cubicle with tiling and twin headed shower appliance and tiled flooring.

BEDROOM TWO

3.39m x 3.16m (11' 1" x 10' 4") having double glazed window to rear, radiator and spotlighting.

BEDROOM THREE

3.38m x 3.01m (11' 1" x 9' 11") having double glazed window to front with feature views and radiator.

BEDROOM FOUR

3.05m x 2.29m (10' 0" x 7' 6") currently used as a home office having double glazed window to front and radiator.

BATHROOM

2.65m x 1.98m (8' 8" x 6' 6") having double glazed window to rear, radiator, spotlighting, modern contemporary white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and twin ended bath with shower appliance over and shower screen, tiled surround and tiled flooring.



OUTSIDE

The property is superbly located on this highly sought after development in Streethay with a feature open aspect to front. There is a tarmac driveway to the left hand side of the property leading to the garage and side gated access to the rear garden. There is a lawned foregarden with low level hedging and a central pathway leads to the front door. One of the distinct features of the property is its superbly landscaped rear garden with a substantially sized paved patio area, shaped lawn set beyond, hard standing for shed and fenced and walled surround.

DETACHED GARAGE

having up and over entrance door and light and power supply, and has been partially divided into two sections, however could be turned back to a full sized garage if needed.

COUNCIL TAX

Band F.

DEVELOPMENT SERVICE CHARGE

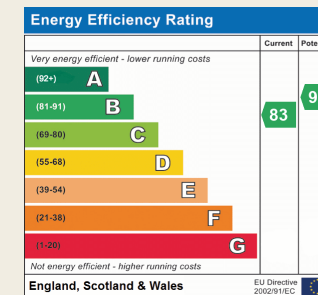
We understand from the owner that the development charge is charged at £236.50 per annum for maintenance of the development communal areas. Details of which should be checked via your solicitors before legal commitment.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

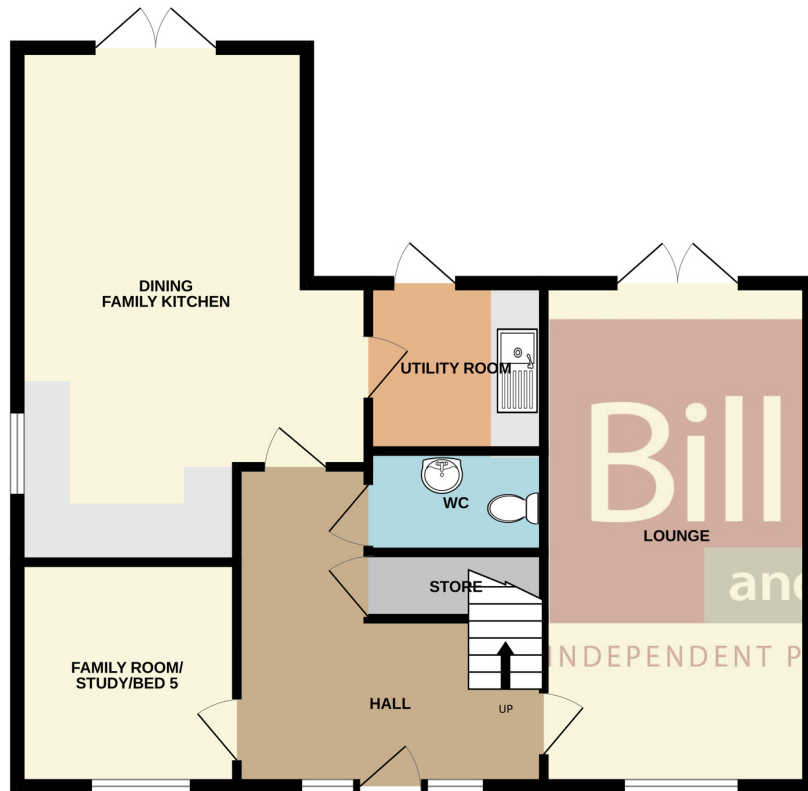
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

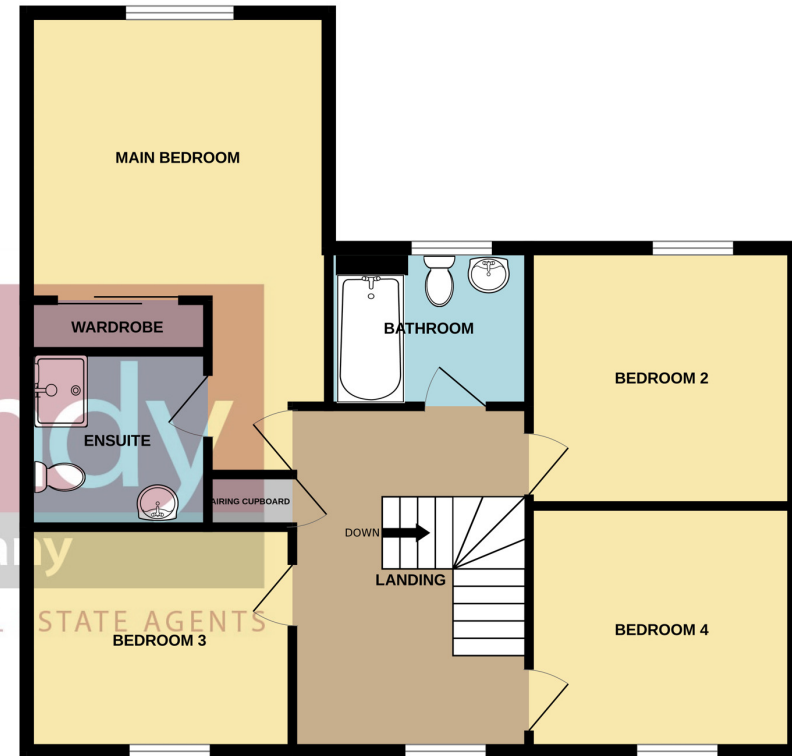
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



7, OAK WAY, STREETHAY, LICHFIELD WS13 8GH

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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