



Damson Tree Cottage, 6 Wyrley Close, Lichfield,  
Staffordshire, WS14 9DA

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## Damson Tree Cottage, 6 Wryley Close, Lichfield, Staffordshire, WS14 9DA

### £500,000 Offers over

Bill Tandy and Company, Lichfield, are delighted to offer for sale Damson Tree Cottage. This superbly built and highly individual detached bungalow is superbly located within a secluded position on the cul de sac of Wryley Close. This unique and bespoke bungalow was built approximately 30 years ago, sitting within a superb plot with gated access to the front leading to the property's parking for numerous vehicles. The property now enjoys the benefit of no upward chain and for this reason we strongly urge early viewings to take full advantage of this rare opportunity. The property itself comprises porch, reception hall, lounge with inglenook fireplace, conservatory to rear, breakfast kitchen and utility room, three bedrooms and updated shower room. To the front is a gated access leading to the block paved driveway and garage, and to the rear is a well established garden with patio area, generous shaped lawn with hedged perimeter and useful shed.



#### ENTRANCE PORCH

approached via a leaded light front entrance door and having windows alongside, tiled flooring and an obscure glazed internal door with windows alongside opens to:

#### RECEPTION HALL

this impressive and generous sized reception hall has radiator, laminate flooring, cloak cupboard, coved ceiling and loft access with pulldown ladder.

#### LOUNGE

5.18m x 4.18m into inglenook (17' 0" x 13' 9" into inglenook) the feature and focal point of the room is its stunning inglenook fireplace having an exposed brick surround with beam above, tiled hearth and housing a gas fire, wooden mantel and shelving and two windows to front and rear within the inglenook. Double glazed window to side, radiator and laminate flooring. Double glazed sliding doors open to:

#### CONSERVATORY

3.52m x 2.85m (11' 7" x 9' 4") having a range of double glazed windows overlooking the garden, French doors to patio area, tiled flooring and radiator.

#### BREAKFAST KITCHEN

3.72m x 2.81m (12' 2" x 9' 3") having double glazed window to rear, radiator, tiled flooring, a range of base cupboards and drawers surmounted by round edge work tops. tiled surround, wall mounted cupboards, inset one and a half bowl sink unit, inset Neff oven with Neff four ring gas hob and extractor fan above, space for fridge and door to:

#### UTILITY ROOM

2.62m x 2.53m (8' 7" x 8' 4") having double glazed window to rear, door to rear garden, tiled flooring, radiator, base storage cupboards with round edge work tops, inset sink, space for washing machine and tumble dryer, concealed space housing the Ideal Instinct boiler, door to garage and further door to:



#### SEPARATE W.C.

having tiled flooring, low flush W.C. and an obscure double glazed window to side.

#### BEDROOM ONE

5.08m max into wardrobes x 3.57max (16' 8" max into wardrobes x 11' 9" max) this generous sized main bedroom has double glazed window to front, radiator, a range of bedroom furniture comprising wardrobes, bedside cabinet and shelving with over bed storage cupboards, and a further walk-in double wardrobe.

#### BEDROOM TWO

4.14m max into bay x 3.14m (13' 7" max into bay x 10' 4") this highly versatile second bedroom could also be used as a dining room having a double glazed square walk-in bay window to front, laminate flooring and radiator.

#### BEDROOM THREE

3.04m x 2.71m (10' 0" x 8' 11") having double glazed window to rear, radiator and laminate flooring.



## SHOWER ROOM

this tastefully updated and modern shower room has an obscure double glazed window to side, generous sized heated towel rail, generous sized store cupboard, full ceiling height tiling surround with coving, tiled flooring, vanity unit with inset wash hand basin, low flush W.C., bidet and shower enclosure with shower appliance over.

## OUTSIDE

this impressive and highly individual one-off bungalow is set back from the road in a cul de sac of only seven properties, whilst being within a short distance of the cathedral city centre of Lichfield. The property is accessed from a front gated approach leading to a mainly block paved driveway providing parking for numerous vehicles, low maintenance front garden with gravelled areas and mature shrubs, garage, gated access to both sides and a range of external lighting. To the rear of the property is a paved patio area, and set beyond is a superb shaped lawn with a range of shrubs and hedging for screening and a generous sized storage shed/workshop.

## GARAGE

4.87m x 2.92m (16' 0" x 9' 7") approached by an up and over entrance door and having useful door to side, inner courtesy door to utility and light and power supply.

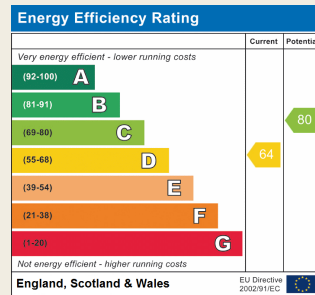


## LOCATION

Wyrley Close is a small and select cul de sac of only seven properties which is within a short distance away from the city centre of Lichfield. The property is ideally located with nearby access to both train and bus stations providing access to Birmingham and London.

## COUNCIL TAX

Band F.



## TENURE

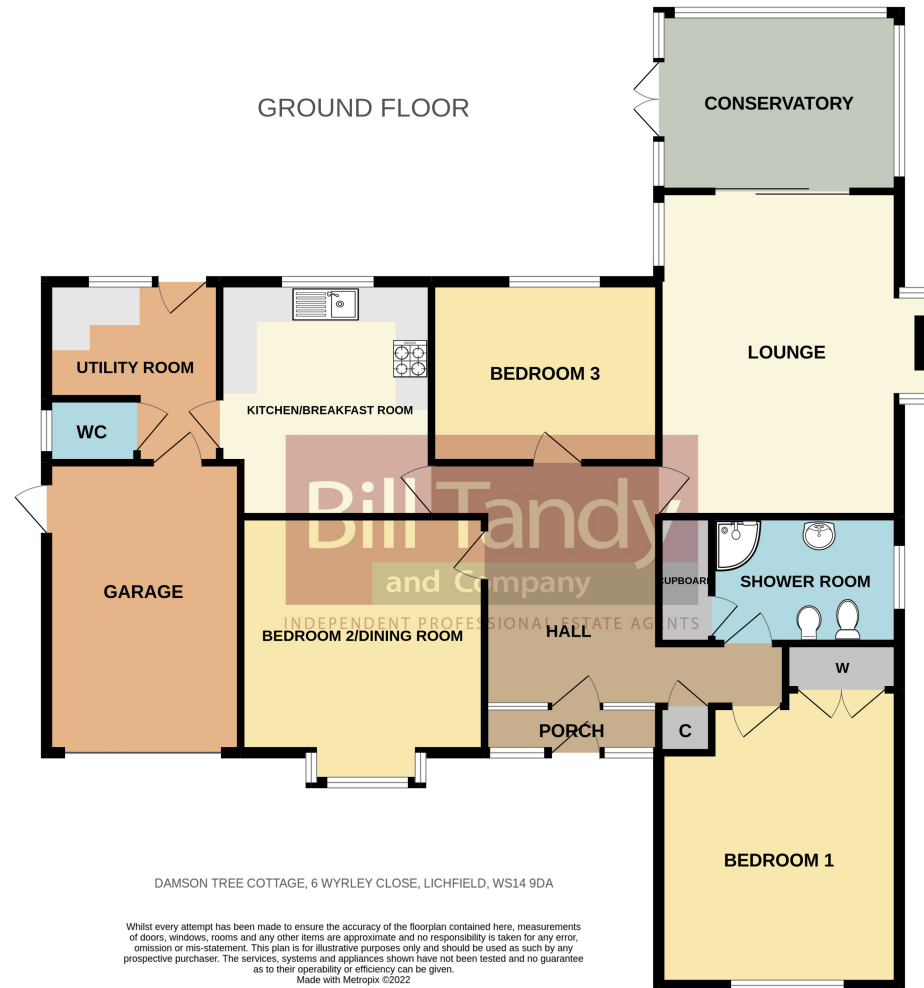
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## 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.



3 Bore Street, WS13 6LJ  
 lichfield@billtandy.co.uk  
 Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS