

Bill Tandy
and Company

11 Ascot Close, Lichfield, Staffordshire, WS14 9XX

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**11 Ascot Close, Lichfield,
Staffordshire, WS14 9XX**

£475,000 Offers Over

Bill Tandy and Company are delighted to offer for sale this superbly presented and extended detached family home located on the highly sought after cul de sac position of Ascot Close in the popular Boley Park district of Lichfield. The location is only a short distance away from the cathedral city centre of Lichfield with its range of amenities, and there are highly sought after schools nearby. The house itself, which we strongly urge is viewed to be fully appreciated, comprises reception hall, guests cloakroom, lounge with bay window, stunning open plan and extended kitchen with sitting area and additional dining take space. Further utility, four first floor bedrooms, one having a modern en suite shower room, and modern family bathroom. Outside there is a generously front garden and driveway, superbly designed and landscaped garden set to the rear with side storage. There are superb commuter links with nearby bus and train stations giving access to London and Birmingham.



RECEPTION HALL

With side door access, large feature tiled floor, stairs to first floor, useful store cupboard, door to a ground floor w.c. and further doors open to

LOUNGE

5.58m x 4.02m into bay (18' 4" x 13' 2" into bay) With double glazed front window and additional walk in bay window, radiator and central feature fireplace.

EXTENDED DINING FAMILY KITCHEN

8m max x 6m max (26' 3" x 19' 8") This stunning extended open plan entertaining space set to the rear of the property offers a special contemporary kitchen with the added benefit of a sitting and further dining area. enjoying large tiled floor with the benefit of under floor heating, bi-folding doors and additional French doors provide access to the rear garden, spot lighting to ceiling. The kitchen has been superbly fitted with contemporary two tone units comprising base cupboards and drawers, wooden preparation work surfaces above, island area with breakfast bar seating, inset two ovens, electric hob with extractor above, inset stainless steel sink unit, light lantern in the sitting area, and door access to

UTILITY ROOM

2.15m x 2.37m (7' 1" x 7' 9") Updated to a similar style to the updated kitchen with a double glazed front window, large tiled floor with under floor heating, base and wall mounted cupboards, work tops above with the benefit of spaces for washing machine, tumble dryer and fridge freezer, inset black sink unit and wall mounted boiler.

FIRST FLOOR LANDING

stairs from the ground floor reception hall ascend to the first floor landing with door to airing cupboard and further doors open to:



BEDROOM 1

2.7m x 3.36m (8' 10" x 11' 0") This rear positioned and extended main bedroom enjoys the benefit of a separate dressing room and has a feature vaulted ceiling, designer upright radiator, double glazed rear window and off leads to:

RE-FITTED EN-SUITE SHOWER ROOM

having a modern en-suite comprising gloss vanity unit with wash hand basin above and tiled surround, matching W.C., shower enclosure with contrasting tiling feature, double glazed front window, towel rail and tiled floor.

BEDROOM 2

2.88m x 3.44m (9' 5" x 11' 3") Located to rear with a double glazed rear window, built in over stairs wardrobe and radiator.

BEDROOM 3

2.89m x 3.35m (9' 6" x 11' 0") Located to front with a double glazed front window, built in over stairs wardrobe and radiator.



L-SHAPED BEDROOM 4

2.59m x 3.38m (8' 6" x 11' 1") this superb size fourth bedroom enjoys a front double glazed window, radiator and recess ideal for bed or wardrobes.

REFITTED BATHROOM

With a modern suite comprising a wall hung vanity unit and sink, low flush w.c., bath with shower above and screen, tiled splashback surround to full ceiling height and double glazed side window.

OUTSIDE

The property is superbly located within a small and popular cul-de-sac position, and has a block paved driveway extending to the left hand side of the property with access to side door. and gate to rear. The rear garden has been cleverly designed and landscaped to provide a special entertaining garden area. With paved patios, water feature, rear pergola providing an ideal area and space for hot tub, lawn, side gate and further side storage.

COUNCIL TAX BAND E



FURTHER INFORMATION

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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



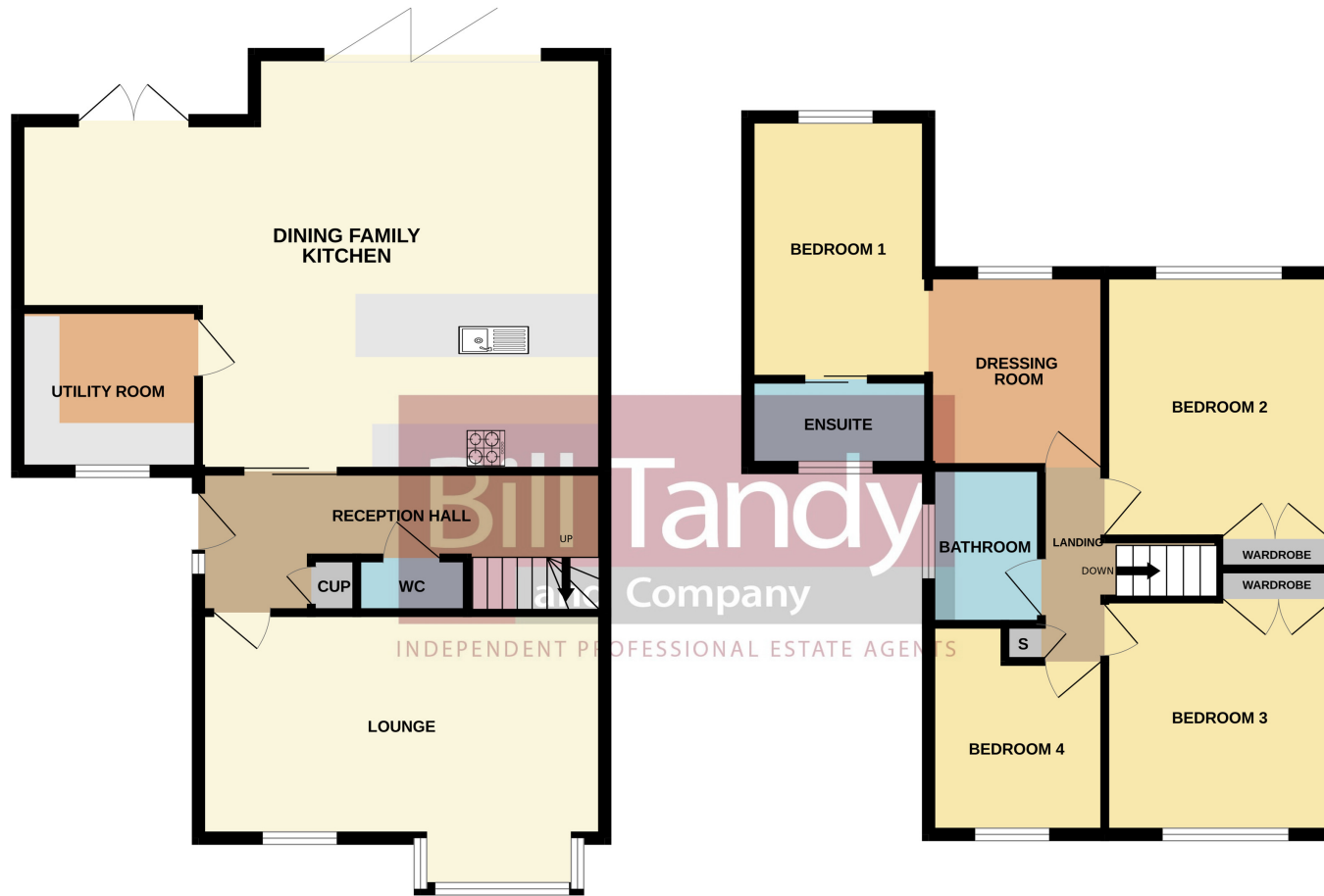
VIEWING

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



11, ASCOT CLOSE, LICHFIELD, WS14 9XX

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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