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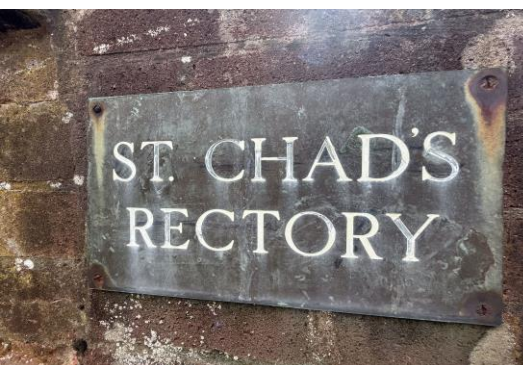
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- Large Five Bed Detached Property
- Gas Central Heated, Double Glazed
- EPC Band D Rating 57 Council Tax F
- Parking, Gardens and Garage
- Modern kitchen
- Ask an adviser to book your viewing



The Rectory, The Windings
Lichfield, WS13 7EX

£895,000

Description

A superior detached property located on a large end plot in the Cathedral Town of Lichfield. This former Rectory sits on a large plot close to the town centre. The property benefits from gas central heating, double glazing, modern kitchen and bathroom. Accommodation comprises entrance porch, study, living room, dining room, WC, hallway, kitchen and utility at ground floor level with five bedrooms a separate WC and a family bathroom to the first floor. Externally there are extensive grounds. From the frontage a tarmac driveway suitable for parking four or more cars leading to a single detached garage. To the sides and rear are extensive lawns with mature borders. At the rear is a patio seating area, wooden shed and vegetable patch.

Ground Floor

Entrance Porch

With carpeted floor, PVC door front, radiator, study off.

Study 13' 8" x 12' 11" (4.17m x 3.93m)

With laminate floor, radiator, Power Point telephone, built-in shelving.

Hallway

With parquet floor, radiator, Power Point, built-in storage cupboard and stairs off.

WC/ Cloaks room 4' 10" x 12' 11" (1.47m x 3.93m)

Fitted suite in white with WC and pedestal basin, part tiled walls and wood effect floor. Includes radiator.

Living Room 17' 11" x 14' 2" (5.46m x 4.33m)

With laminate floor, radiator, Power Point, feature hearth with inset fire, aerial point, door to side.

Dining Room 13' 9" x 12' 11" (4.18m x 3.94m)

With laminate floor, radiator, Power Point.

Kitchen 13' 7" x 14' 6" (4.13m x 4.41m) Maximum

Modern fitted kitchen with grey wall and base units wood effect surfaces over. Wood effect floor. Includes cooker extractor hood, cooker point, PowerPoint, Washer point.

Utility room 8' 11" x 7' 4" (2.71m x 2.23m)

Modern fitted wall and base units in pale grey with wood effect surface and sink over. Tiled floor. Includes Washer point, Power Point, door to rear.

First Floor

Landing

With carpeted floor, Power Point, radiator, built-in cupboard.

Bedroom 1 13' 9" x 12' 10" (4.20m x 3.91m)

With carpeted floor, radiator, Power Point.

WC 8' 4" x 4' 1" (2.55m x 1.25m)

Fitted suite in white with WC and pedestal basin. Tiled walls and wood effect floor.

Bedroom 2 7' 7" x 12' 11" (2.32m x 3.94m)

With carpeted floor, radiator, Power Point.

Bedroom 3 13' 8" x 12' 10" (4.16m x 3.91m)

With carpeted floor, radiator, Power Point, built-in wardrobes.

Bathroom 7' 10" x 11' 1" (2.40m x 3.38m)

Fitted suite in white with pedestal basin, panel bath with electric shower over. Part tiled walls and wood effect floor. Includes radiator.

Bedroom 4 13' 9" x 10' 11" (4.19m x 3.32m)

With carpeted floor, radiator, Power Point, built-in cupboard.

Bedroom 5 8' 7" x 11' 3" (2.61m x 3.44m)

With carpeted floor, radiator, Power Point, built-in cupboard, built-in sink.

Outside

Externally there are extensive, there are extensive grounds. From the frontage a tarmac driveway suitable for parking four or more cars leading to a single detached garage. To the sides and rear are extensive lawns with mature borders. At the rear is a patio seating area, wooden shed and vegetable patch.

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

St Chads Rectory The Windings LICHFIELD WS13 7EX	Energy rating D	Valid until:	6 November 2033
		Certificate number:	0290-3031-0122-7307-3973

Property type	Detached house
Total floor area	216 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)