

Bill Tandy



25 Wolsey Road, Lichfield, Staffordshire, WS13 7QH

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



## 25 Wolsey Road, Lichfield, Staffordshire, WS13 7QH

# £220,000

Situated on the northern side of the cathedral city of Lichfield, and well placed to access local amenities, this pleasant semi detached family home is an ideal purchase for a first time buyer or investor. Available with immediate vacant possession the property has a good sized living room, fitted dining kitchen and conservatory on the ground floor. There are two bedrooms and bathroom on the first floor, together with a garage and driveway, and there are fore and rear gardens. Ideal for commuting the property is well placed to take advantage of Lichfield's excellent road and rail network and good access to Lichfield Trent Valley and Lichfield City railway stations. To fully appreciate this well presented home an early viewing would be strongly recommended.



### CANOPY PORCH

with useful bin store and a UPVC obscure double glazed entrance door opens to:

### RECEPTION VESTIBULE

with inner door opening to:

### LOUNGE

4.25m x 3.86m (13' 11" x 12' 8") having UPVC double glazed window to front, double radiator, fireplace, coving, stairs leading off and glazed double doors to:

### DINING KITCHEN

3.86m x 2.92m (12' 8" x 9' 7") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards, space for fridge/freezer and cooker with extractor hood, wall mounted Worcester combination gas central heating boiler, single drainer stainless steel sink unit, tiled splashbacks, vinyl floor covering, radiator, space for breakfast table and glazed door and window to:

### CONSERVATORY

3.50m x 2.90m (11' 6" x 9' 6") being UPVC double glazed and having a double radiator, tiled flooring and sliding door to outside.

### FIRST FLOOR LANDING

having doors leading off to:

### BEDROOM ONE

4.42m x 2.90m (3.86m max) (14' 6" x 9' 6" - 12'8" max ) having fitted wardrobes, built-in airing cupboard, radiator and two UPVC double glazed windows to front.

### BEDROOM TWO

2.85m x 1.94m (9' 4" x 6' 4") having radiator and UPVC double glazed window to rear.



### BATHROOM

having a suite comprising panelled bath with Triton electric shower fitment over and glazed screen, vanity unit with wash hand basin with mixer tap and cupboard space beneath, close coupled W.C., chrome heated towel rail/radiator, ceramic wall tiling and UPVC obscure double glazed window to rear.

### OUTSIDE

The property is set back from the road with driveway parking and foregarden. To the rear of the property is a slabbed patio area and steps rising to a tiered garden with retaining walls, mature shrubs and plants and fenced perimeters.

### GARAGE

4.95m x 2.72m (16' 3" x 8' 11") having up and over entrance door, light and power and window and door to rear garden.

### COUNCIL TAX

Band C.



## FURTHER INFORMATION/SUPPLIES

Drainage – Mains drainage and Water supply  
Electric connected with Gas heating

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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

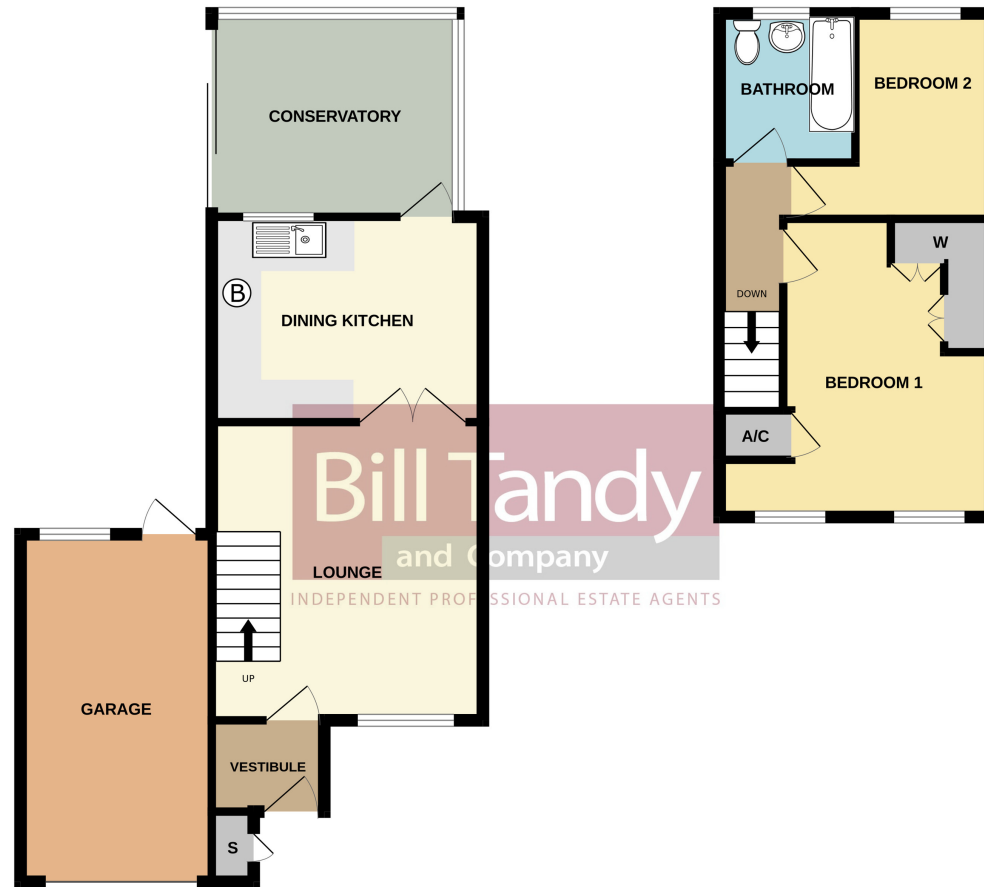
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



25 WOLSEY ROAD, LICHFIELD, STAFFORDSHIRE WS13 7QH

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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