

Bill Tandy
and Company

27 Agincourt Road, Lichfield, Staffordshire, WS14 0GH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

27 Agincourt Road, Lichfield, Staffordshire, WS14 0GH

£320,000

This superbly located end townhouse enjoys a lovely open aspect to the front and boasts an easy walk to the centre of Lichfield where you will find bus and railway stations, great leisure facilities including the Garrick Theatre and a host of eateries and shops. Well presented throughout, the house has a generous layout across its three floors including a spacious open-plan dining kitchen on the ground floor and a pleasant first-floor lounge with a Juliett balcony. In addition, as well as a pleasant rear garden the property also benefits from a single garage to the rear with an allocated parking space. The property is perfectly positioned to take advantage of the excellent commuter network which surrounds Lichfield. An early viewing of this fine home is strongly recommended.



RECEPTION HALL

having stairs leading to the first floor, double glazed window to front and tiled floor.

GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin, radiator, extractor and tiled floor.

KITCHEN DINER

21' 0" x 15' 3" (6.40m x 4.65m max 2.6m min) having pre-formed work surfaces with base storage cupboards and drawers, matching wall-mounted storage cupboards, one and half bowl sink with mixer tap, fitted gas oven and 4-burner hob with extractor hood over, plumbing for washing machine and dishwasher, wall mounted concealed gas central heating boiler, tiled splashbacks, radiator and UPVC double glazed window to front with fitted shutters. The Dining Area has space for a table and chairs, a radiator, UPVC double-glazed window to rear and UPVC double-glazed French doors both with fitted shutters.

FIRST FLOOR LANDING

having UPVC double glazed window to front, radiator and doors leading off to further accommodation.

LOUNGE

15' 3" x 9' 11" (4.65m x 3.02m) having French doors to a Juliette balcony which overlooks the rear garden, radiator and UPVC double glazed windows to rear and side.

BEDROOM THREE

10' 7" x 8' 2" (3.23m x 2.49m) having UPVC double glazed window to front, radiator and ceiling light point.

SECOND FLOOR LANDING

having doors leading off to further accommodation.



MASTER BEDROOM

10' 11" x 10' 2" (3.33m x 3.10m) having UPVC double glazed window to rear, 3-door fitted wardrobes, radiator, ceiling light point and door to:

EN SUITE SHOWER ROOM

having suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled W.C., tiled splashback and tiled flooring, radiator and UPVC obscure double glazed window to rear.

BEDROOM TWO

11' 7" x 7' 1" (3.53m x 2.16m) having UPVC double glazed window to front with a pleasant view, fitted wardrobes and radiator.

BATHROOM

having white suite comprising panelled bath, pedestal wash hand basin and close coupled W.C., tiling to half height and tiled floor, extractor fan and obscure UPVC double glazed window to side.



OUTSIDE

To the front of the property is a small lawned foregarden and side gate leading to the rear. The rear garden is mainly laid to lawn with slabbed patio area and fenced boundary. There is a gate to the rear of the garden which gives access to the garage and parking for the property.

GARAGE

5.17m x 2.5m (17' 0" x 8' 2") located in a separate block with up and over door, light and power.

COUNCIL TAX

Band D.

FURTHER INFORMATION

Mains drainage, water, electricity and gas 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		88
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

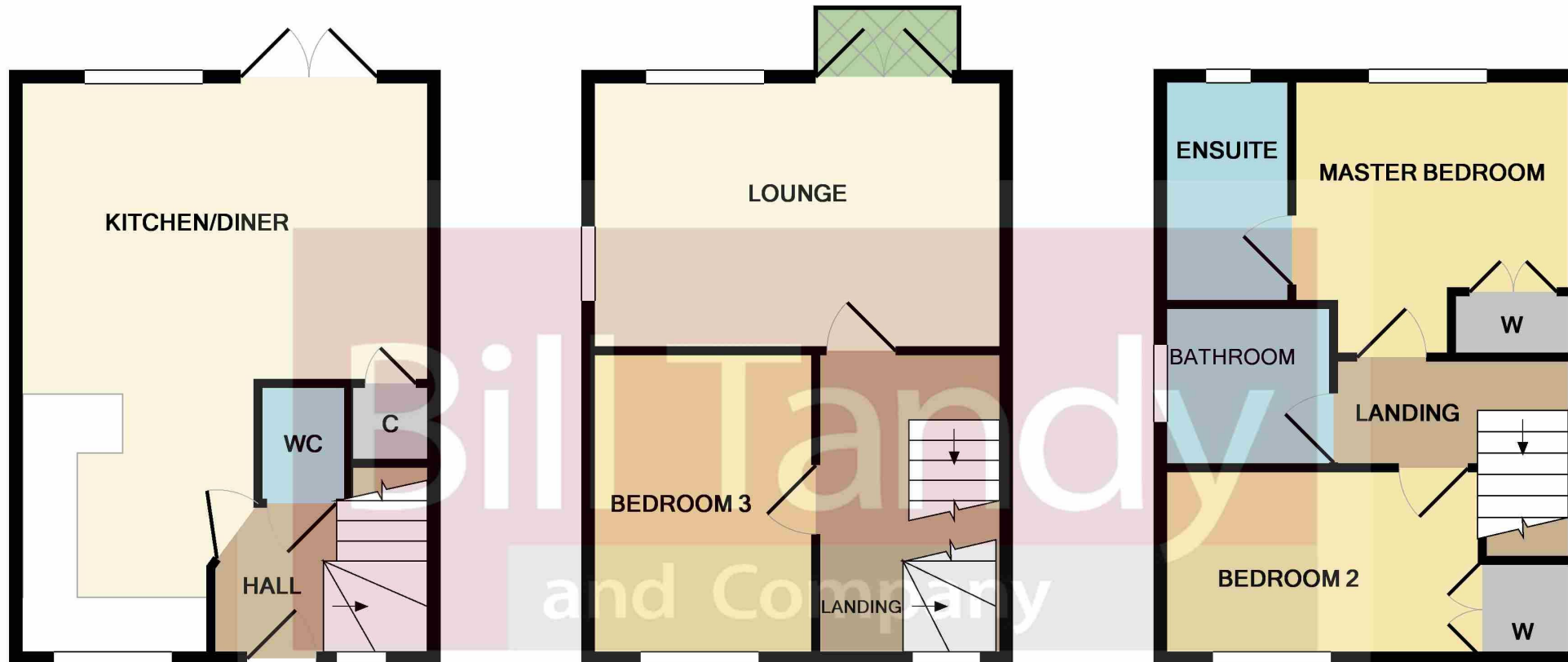
TENURE

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.



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GROUND FLOOR

1ST FLOOR

2ND FLOOR

27 AGINCOURT ROAD, LICHFIELD WS14 0GH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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