



17 Wissage Lane, Lichfield, Staffordshire, WS13 6DQ

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

## 17 Wissage Lane, Lichfield, Staffordshire, WS13 6DQ

# £250,000

The lovely setting of this traditional semi detached home makes it an ideal family purchase. Requiring some general modernisation and refurbishment, as it is largely untouched from its original 1960's build, the property has enormous scope and potential. Available with the benefit of no upward chain, the property offers a well planned accommodation layout with three bedrooms, a generous living room, kitchen and shower room. The fore and rear gardens are full of well established shrubbery and there is a good degree of privacy to the rear. Lichfield city centre amenities are within easy reach, as are the excellent road and rail networks which serve Lichfield and the surrounding commercial centres. To fully appreciate the accommodation and potential on offer an early viewing would be strongly recommended.



### RECEPTION HALL

approached via an obscure glazed entrance door and side screen and having stairs leading off with under stairs storage cupboard, radiator and glazed double doors opening to:

### LIVING ROOM

4.92m x 3.75m (16' 2" x 12' 4") having a central fireplace with tiled hearth and backing housing a fitted gas fire (not tested), UPVC double glazed window to rear, radiator and door to:

### KITCHEN

3.92m x 2.12m (12' 10" x 6' 11") having pre-formed work surface space with base storage cupboards and drawers, single drainer sink unit, space for gas cooker, tiled flooring, UPVC double glazed window, radiator, obscure UPVC double glazed door to garden and fluorescent light strip.

### FIRST FLOOR LANDING

having loft access hatch and doors leading off to further accommodation.

### BEDROOM ONE

3.75m x 3.05m (12' 4" x 10' 0") having UPVC double glazed window to rear and radiator.

### BEDROOM TWO

3.75m x 2.79m (12' 4" x 9' 2") having UPVC double glazed window to front with pleasant aspect, built-in cupboard and radiator.

### BEDROOM THREE

2.80m x 2.10m (9' 2" x 6' 11") having UPVC double glazed window to front again with pleasant aspect and radiator.



### SHOWER ROOM

having shower area with a Triton electric shower fitment, pedestal wash hand basin, comprehensive ceramic wall tiling, radiator and cupboard housing the Glow-worm combination gas central heating boiler.

### SEPARATE W.C.

having W.C. and obscure glazed window.

### OUTSIDE

The property is set back off the road with a side driveway and mature neatly trimmed shrubbery foregarden. To the rear of the property the garden is set principally to lawn, again with mature shrubbery, fenced perimeters and side gated entrance leading to the front.

### GARAGE

4.50m x 2.19m (14' 9" x 7' 2") approached via a roller shutter entrance door and having light and power.

### COUNCIL TAX

Band C.



### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(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



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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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