



139 Birmingham Road, Lichfield, Staffordshire, WS14 9BJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**139 Birmingham Road, Lichfield,
Staffordshire, WS14 9BJ**

£450,000 Offers Over

Bill Tandy and Company are delighted in offering for sale this traditional semi-detached family home which has been superbly extended and refurbished to provide a stunning interior. Located on the side south side of Lichfield, the property is ideally situated within a short distance away from the cathedral city centre of Lichfield. The interior briefly comprises an reception hall, sitting room opening into an impressive open plan dining kitchen, utility, useful and versatile ground bedroom with its own en-suite shower room, landing, three first floor double bedrooms, en suite, and a main bathroom. The property is approached via a generously sized parking area, landscaped rear garden with a generous size garden studio ideal for hobbies, working from home or for storage. Internal viewings are highly recommended.



ENTRANCE HALL

approached via a composite front entrance door and having stairs to first floor, laminate floor, radiator and glazed door opens to:

OPEN PLAN 'L' SHAPED LOUNGE/DINING KITCHEN

7.47m max x 6.29m (24' 6" max x 20' 8") the Lounge Area has laminate floor, radiator, spotlighting to ceiling, feature wall with boarding and access to the Dining Kitchen area having double glazed windows overlooking the garden and French doors to same, radiator, further designer radiator with mirror feature, laminate floor and spotlighting. The kitchen area has a comprehensive range of units comprising base cupboards and drawers with square edge work tops above, tiled splashback surround, wall mounted cupboards, ceramic sink with swan neck mixer tap, inset oven with microwave above, five ring gas hob with extractor fan above, space for American style fridge/freezer with wine rack above and integrated dishwasher and washing machine.

GROUND FLOOR BEDROOM FOUR

3.19m x 3.19m (10' 6" x 10' 6") This ground floor bedroom has its own access door to the side, double glazed windows to front, radiator, laminate floor, spotlighting and useful under stairs storage cupboard.

EN SUITE SHOWER ROOM

having vanity unit with inset wash hand basin, low flush W.C., tiled surround, double width shower cubicle with twin-headed shower fitment, chrome heated towel rail, recessed display alcoves with lighting, double doored cupboard housing the boiler, tiled floor and spotlighting to ceiling.

FIRST FLOOR LANDING

having double glazed window, loft access and doors open to:



MASTER BEDROOM ONE

4.59m max x 3.50m max (15' 1" max x 11' 6" max) this generously sized main bedroom has double glazed window to rear, spotlighting, range of fitted wardrobes, radiator and door to:

MASTER EN SUITE SHOWER ROOM

superbly re-fitted and having chrome towel rail and suite comprising vanity unit with inset wash hand basin, tiled surround, low flush W.C. and shower cubicle.

BEDROOM TWO

3.04m x 3.01m (10' 0" x 9' 11") having vaulted ceiling, double glazed window to rear, radiator, spotlighting and built-in double wardrobe.

BEDROOM THREE

2.76m x 2.22m (9' 1" x 7' 3") having double glazed window to front and radiator.

FAMILY BATHROOM

2.55m x 2.18m (8' 4" x 7' 2") having Velux skylight window to side, suite comprising vanity unit with inset wash hand basin, low flush W.C., bath with shower head attachment and shower enclosure with shower head appliance over, spotlighting and tiled floor.



OUTSIDE

To the front of the property is a block paved frontage providing parking for numerous vehicles and side gate to rear. To the rear of the property is a substantial paved patio space ideal for entertaining with shaped lawn garden beyond, pathway to side gate, external lighting, cold water tap and access to the garden room/log cabin.

GARDEN STUDIO

Located to the rear of the garden is this superbly added garden studio comprising three rooms providing an ideal working from home space, storage or entertaining and having double glazed windows and French doors, and W.C.

COUNCIL TAX

Band B.

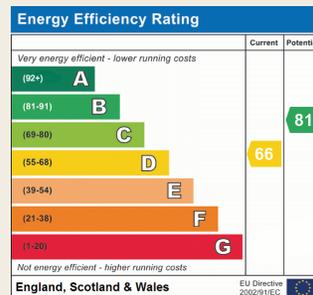
FURTHER INFORMATION/SUPPLIES

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.



TENURE

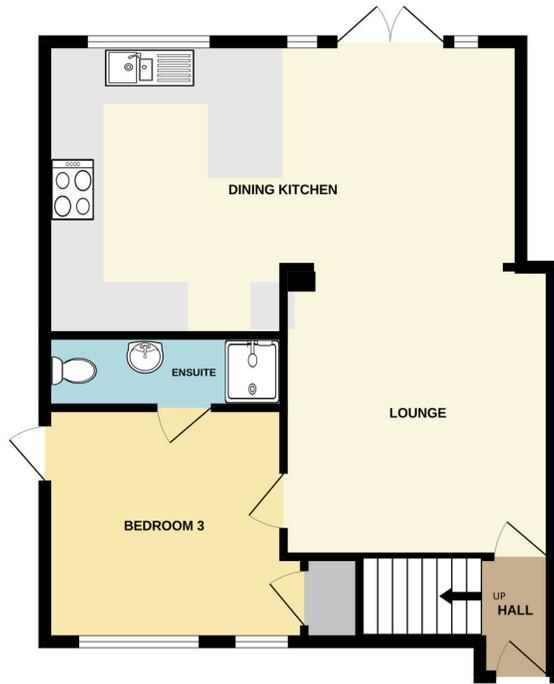
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

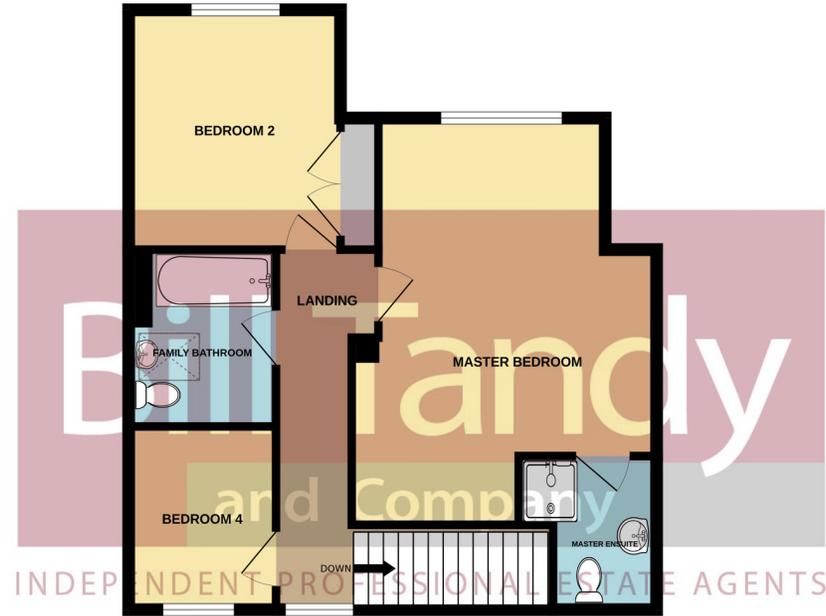
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

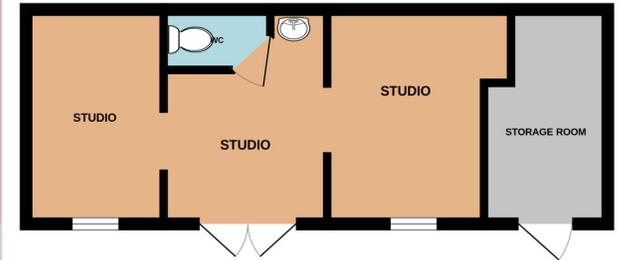
GROUND FLOOR



1ST FLOOR



STUDIO



139, BIRMINGHAM ROAD, LICHFIELD, STAFFORDSHIRE, WS14 9BJ

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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