



26 Copperfields, Lichfield, Staffordshire, WS14 9YQ

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

## 26 Copperfields, Lichfield, Staffordshire, WS14 9YQ

# £315,000

Bill Tandy and Company are delighted to offer for sale this superbly presented link detached retirement property situated on the highly regarded development of Copperfields. This retirement home offers an outstanding level of accommodation perfectly suited for the mature buyer. This delightful location is only a short distance away from the cathedral city centre which offers a host of amenities, whilst set in a peaceful and popular setting. The property has undergone substantial improvement and comprises entrance porch, reception hall, lounge with access to the rear, versatile ground floor dining room/optional bedroom, modern fitted kitchen, ground floor shower room, two first floor bedrooms and bathroom. Outside there is a single garage, driveway and charming patio seating area set to the rear surrounded by well maintained communal lawned gardens. For this reason, this truly delightful retirement home needs to be viewed to be fully appreciated.



### PORCH

approached via a front entrance door flanked by windows to front and side and having cloak cupboard with hanging rail and shelf above, tiled floor and internal door opens to:

### RECEPTION HALL

having double glazed window to side, electric heater, stairs to first floor with under stairs storage cupboard and doors open to:

### SITTING ROOM

4.74m x 2.86m (15' 7" x 9' 5") having double glazed windows and door opening to the rear patio garden, electric heater and double doors open to:

### DINING ROOM/GROUND FLOOR BEDROOM

3.57m x 3.15m (11' 9" x 10' 4") this ground floor dining room could also be used as a bedroom if required having double glazed window to front, electric heater, door to hall and double doored wardrobe.

### KITCHEN

2.72m max x 2.51m (8' 11" max x 8' 3") having double glazed window to rear, grey laminate floor, base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink unit, inset Kenwood oven with Kenwood four ring electric hob above and extractor fan and spaces ideal for fridge/freezer and dishwasher.

### GROUND FLOOR SHOWER ROOM

1.94m max x 1.49m (6' 4" max x 4' 11") having an obscure double glazed window to side, chrome heated towel rail, Dimplex electric fan heater and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and double width shower tray with shower appliance over.



### FIRST FLOOR LANDING

having double glazed window to side, loft access and airing cupboard housing tank with shelving above. Doors open to:

### BEDROOM ONE

4.57m x 4.51m max into recess (15' 0" x 14' 10" max into recess) this generous sized main bedroom has a range of storage including doors to eaves storage and double wardrobe, double glazed windows to front and side and electric heater.

### BEDROOM TWO

3.89m max into recess x 2.98m (12' 9" max into recess x 9' 9") having a range of storage including access to eaves storage and double wardrobe, double glazed window to rear and electric heater.

### BATHROOM

2.50m x 2.04m (8' 2" x 6' 8") having an obscure double glazed window to side, laminate floor, modern suite comprising base vanity storage with additional storage cupboards with inset wash hand basin above, low flush W.C. and bath, full ceiling height tiling surround and illuminated mirror.



## OUTSIDE

The property is superbly located on the highly desirable development of retirement properties at Copperfields, and has a tarmac to the front extending to the left hand side of the property with access to the garage and front door.

## GARAGE

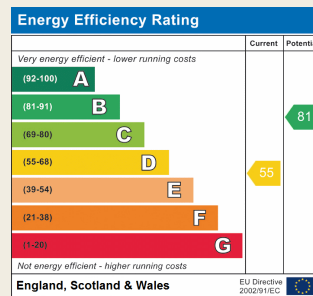
4.70m x 2.74m (15' 5" x 9' 0") approached via an electrically operated up and over door, light and power supply, door to rear garden and loft hatch with pulldown ladder leading to a boarded loft storage area.

## COUNCIL TAX

Band D.

## LEASE TERMS

We understand there is a Service Charge of £293.00 per month which includes the Ground Rent. Should you proceed with the purchase of the property these details must be verified by your solicitor. Copperfields is managed by Housing 21 and benefits from an on-site scheme manager. Lease details - 125 years from 1 January 1997.



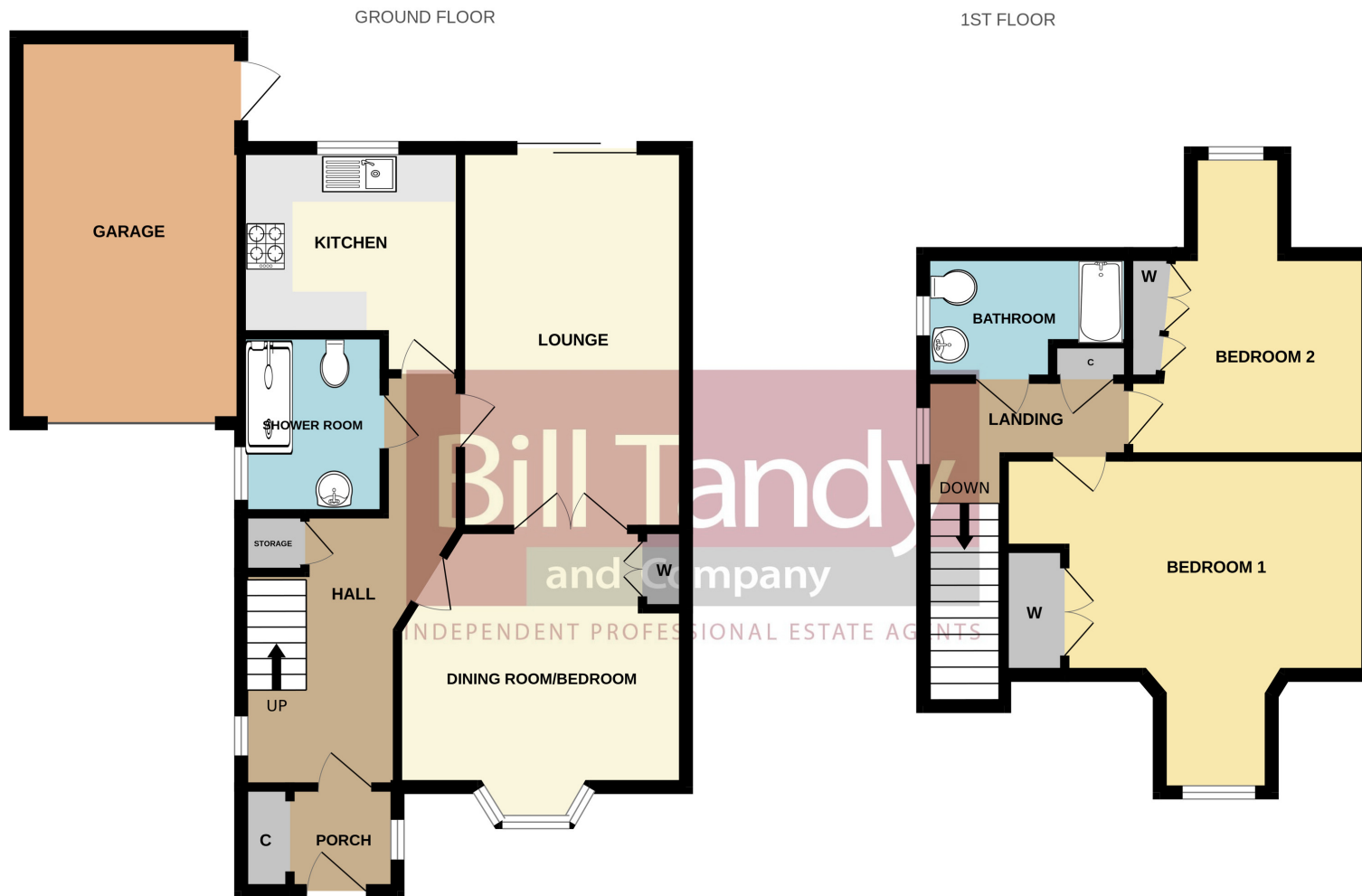
## TENURE

Our client advises us that the property is Leasehold. 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.



26 COPPERFIELDS, LICHFIELD WS14 9YQ

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.  
Made with Metropix ©2023

3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS