



67 Birmingham Road, Lichfield, Staffordshire, WS13 6PG

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

**67 Birmingham Road, Lichfield,  
Staffordshire, WS13 6PG**

**£380,000**

Bill Tandy and Company are delighted to offer for sale this deceptively spacious and substantially extended semi detached house located on the Birmingham Road, and only a short distance away from Lichfield city centre and a range of amenities found within walking distance and nearby public transport including both train and bus station. The property has been substantially extended to provide generous sized accommodation and is offered with no upward chain. The accommodation comprises hall, 'L' shaped lounge, dining family room, kitchen, utility room, ground floor W.C., inner hall with separate door access to front, first floor bathroom and three first floor bedrooms, one of which could be divided into two rooms to provide an en suite or fourth bedroom. There is parking for numerous vehicles to the front, garage and rear garden.



### **RECEPTION HALL**

approached via a UPVC double glazed front entrance door flanked by window and having radiator, parquet floor, stairs to first floor and cloaks cupboard with sliding door.

### **LOUNGE/DINING ROOM**

5.72m max x 4.86m max (18' 9" max x 15' 11" max) this superb 'L' shaped room has a feature fireplace with an inset gas fire set on a tiled hearth with exposed brick surround and mantel above, two radiators and a UPVC double glazed bow window to front.

### **DINING ROOM**

2.87m x 2.80m (9' 5" x 9' 2") having sliding patio doors to rear, radiator and under stairs cupboard.

### **KITCHEN**

2.91m x 2.86m (9' 7" x 9' 5") having double glazed window to rear, radiator, a range of base cupboards and drawers surmounted by round edge work tops, tiled surround, wall mounted cupboards, inset stainless steel sink with twin drainers, Belling double oven, Candy four ring electric hob with extractor fan above and tiled floor.

### **'L' SHAPED UTILITY ROOM**

3.91m x 3.69m (12' 10" x 12' 1") having UPVC double glazed door and window to rear, tiled floor, radiator, base storage cupboards, inset stainless steel sink with double drainer, work surface, spaces for fridge, freezer and washing machine and there is a Vaillant wall mounted boiler.

### **GROUND FLOOR W.C.**

having an obscure glazed window to side and suite comprising wash hand basin and low flush W.C. and base storage with double louvre doors.



### **INNER HALLWAY**

having its own entrance to the front off the parking area and having UPVC obscure double glazed front entrance door, tiled floor, inner courtesy door to the utility room and sliding door to garage.

### **GARAGE**

5.32m x 2.47m (17' 5" x 8' 1") having an electrically operated roller shutter door to front, courtesy door and side window and light and power supply.

### **FIRST FLOOR LANDING**

having radiator, loft access and doors opening to:

### **BEDROOM ONE**

7.15m x 2.86m max (23' 5" x 9' 5" max) this stunning sized main bedroom could be easily divided into two rooms if required providing a fourth bedroom or alternatively an en suite subject to purchasers requirements. The room has double glazed windows to front and rear and radiator.

### **BEDROOM TWO**

3.73m x 2.91m (12' 3" x 9' 7") having double glazed window to front, radiator and double wardrobe with louvre doors.



### BEDROOM THREE

2.74m x 1.82m (9' 0" x 6' 0") having double glazed window to front, radiator and door to an over stairs wardrobe.

### BATHROOM

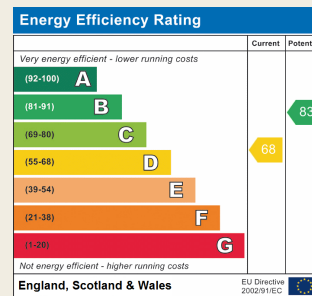
having an obscure double glazed window to rear, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bidet, bath and walk-in shower with shower screen and tiled surround with shower over.

### OUTSIDE

The property enjoys parking to the front served by a paved and block paved drive which provides access to the garage, front door and door to inner hallway. To the rear of the property is a patio area, raised shaped lawn with herbaceous shrubs and borders to the rear and useful storage shed.

### COUNCIL TAX

Band E.



### 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.

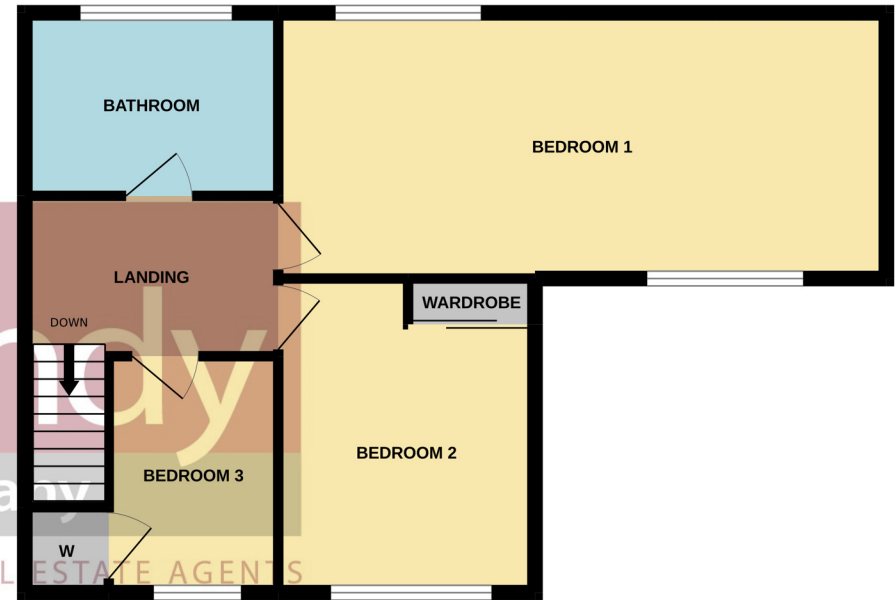
### VIEWING

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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