



21 Greenhill, Lichfield, Staffordshire, WS13 6DY

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



21 Greenhill, Lichfield, Staffordshire,  
WS13 6DY

£325,000

## Offers in the region of

Originally renovated in 2001 and with a heritage dating back to mediaeval Lichfield, this stunning Grade 2 Listed town cottage boasts a wealth of charm and character, rarely to be found, with an abundance of timber beams and delights at every turn. It has been beautifully maintained by the present owners and lies just minutes from all city centre amenities, and with the added benefit of two allocated parking spaces, rare in town centre properties, this truly is a hidden delight. Behind its unassuming frontage lies a cottage of enormous charm and surprisingly generous size having three bedrooms and a superb breakfast kitchen. To the rear, is a courtyard garden leading the parking beyond Often said, but rarely more accurate, an internal viewing must be carried out to fully appreciate this absolute gem of a town centre cottage. Offered with no upward chain.



### DELIGHTFUL SITTING ROOM

14' 5" x 12' max (9'5" min) (4.39m x 3.66m max 2.87m min) being approached by a cottage style entrance door, this truly is the cosiest of rooms having a charming inglenook fireplace with log burner standing on a quarry tiled hearth and flanked by natural wood shelving. The room has revealed beams and what could well be original doors together with an oak floor, secondary glazed window to front with fitted shutters, wall light points, double radiator, useful under stairs store cupboard and door to:

### DINING KITCHEN

13' 7" x 11' 10" (4.14m x 3.61m) having natural wood work tops with base storage cupboards and drawers, inset enamel sink unit with swan neck mixer tap, range of integrated appliances including washing machine, dishwasher, fridge and freezer each with matching fascia doors, free-standing Rangemaster dual fuel range type cooker with matching extractor hood, wall mounted storage cupboards including display shelving and plate racking with concealed lighting beneath and wall mounted concealed combination gas central heating boiler controlled by a Hive app based system allowing for remote operation via an internet connection. Co-ordinated ceramic tiling, traditional cast-iron ornamental stove set into feature chimney, halogen downlighters, beams to ceiling, door to rear courtyard, secondary glazed window with shutters, ample space for breakfast table and radiator.

### FIRST FLOOR LANDING

being approached by the original oak staircase and having further steps leading to:



### BEDROOM ONE

14' 8" x 12' 4" (4.47m x 3.76m) a stunning room having a beamed vaulted ceiling with exposed roof trusses and wall beams, original oak flooring, window to rear with shutters, double radiator, wall lights and door to:

### LUXURY EN SUITE SHOWER ROOM

having a large tiled shower cubicle with thermostatic shower fitment with hose and flood shower, wash hand basin, W.C. with concealed cistern, chrome heated towel rail, ceramic floor and wall tiling, extractor fan, mirrored vanity cabinet and halogen downlighters.

### BEDROOM THREE

9' 6" x 7' 10" (2.90m x 2.39m) another delightful room with traditional cast-iron decorative fireplace with wooden surround flanked by a store cupboards with original doors, secondary glazed window to front with shutters, radiator and original oak floorboards.



## BATHROOM

having a contemporary suite comprising panelled bath with mixer tap and shower hose and separate thermostatic shower fitment with glazed screen, wash hand basin and W.C. with concealed cistern, chrome heated towel rail, comprehensive ceramic wall tiling, extractor fan, halogen downlighters and electric shaver point.

## SECOND FLOOR BEDROOM TWO

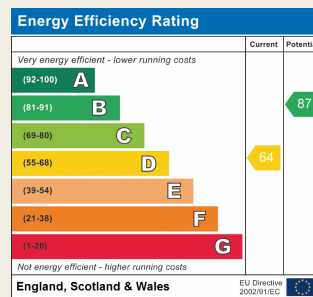
13' 2" x 11' 4" (4.01m x 3.45m) a stunning attic bedroom with Conservation Velux skylight, revealed wall beams, original oak floorboards, halogen downlighters, access to loft space, radiator, useful work bench and rather charming opening to...

## OUTSIDE

To the rear of the property is a delightful courtyard garden, and a gated access opening through to the rear pedestrian passageway which gives access to the two allocated parking spaces which are approached off Greenhill Mews.

## COUNCIL TAX

Band C.



## TENURE

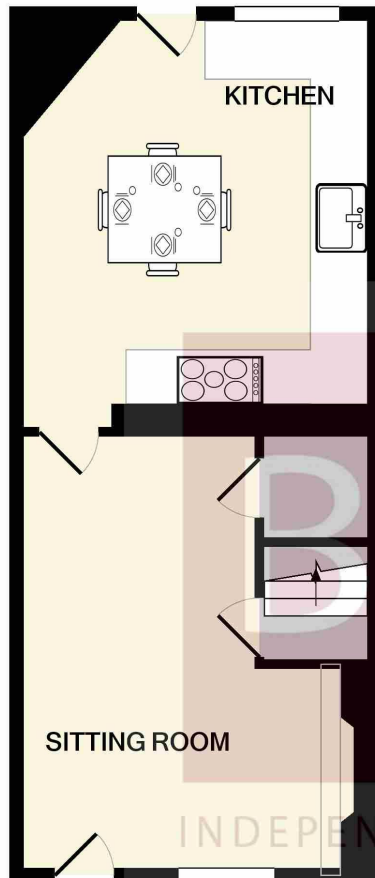
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



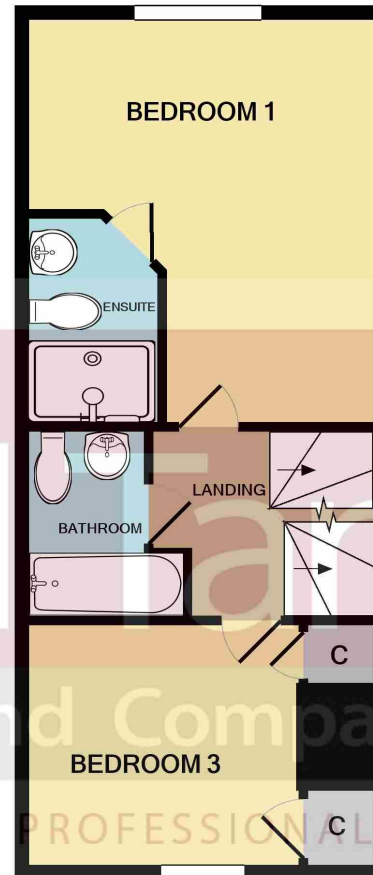
## VIEWING

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

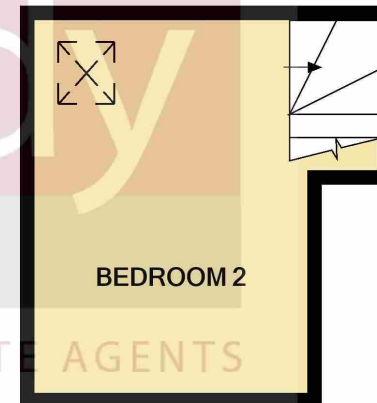
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

### 21 GREENHILL, LICHFIELD WS13 6DY

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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