



103 Birmingham Road, Lichfield, Staffordshire, WS13 6PL

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**103 Birmingham Road, Lichfield,
Staffordshire, WS13 6PL**

£325,000 Offers in Region of

Bill Tandy and Company are delighted to offer for sale this superbly updated traditional semi detached house located on the Birmingham Road. Within walking distance of city centre amenities including shops, cafes, bars and the Garrick Theatre, there is also easy access to the Lichfield City railway station and the bus station for commuting. The property itself, which we strongly urge is viewed internally to be fully appreciated, has recently undergone substantial improvement and modernisation and comprises entrance porch, reception hall, guests cloakroom, sitting room, updated and open plan dining kitchen with access to the garden, large first floor landing, two double bedrooms and re-fitted modern bathroom. There is a double width driveway to the front providing parking for two cars and a rear garden.



ENTRANCE PORCH

approached via a stained glass front entrance door and having double glazed window to front, tiled flooring and internal door to:

RECEPTION HALL

having column radiator, stairs to first floor and doors to:

GUESTS CLOAKROOM

having wall mounted wash hand basin with tiled surround and low flush W.C.

LOUNGE

3.82m x 3.20m (12' 6" x 10' 6") having double glazed window to front, two radiators, high ceiling and fireplace recess.

RE-FITTED DINING KITCHEN

5.92m x 2.92m (19' 5" x 9' 7") having double glazed window and double glazed French doors to rear, radiator, base cupboards and drawers surmounted by work tops, wall mounted storage cupboards, inset one and a half bowl stainless steel sink unit, high ceiling and spaces ideal for fridge/freezer, washing machine and cooker.

FIRST FLOOR LANDING

this generous landing could be ideal for a desk or dressing table and has double glazed window to front, radiator, useful loft access and doors lead off to:

BEDROOM ONE

3.95m x 3.02m max (13' 0" x 9' 11" max) having double glazed window to rear and radiator.

BEDROOM TWO

3.25m x 2.78m (10' 8" x 9' 1") having double glazed window to front, radiator and feature wood panelled wall.



RE-FITTED BATHROOM

2.91m x 2.60m (9' 7" x 8' 6") having an obscure double glazed window to rear, column radiator, modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and free-standing roll top bath with mixer tap and shower head attachment and shower enclosure with twin-headed shower appliance over and tiled surround, tiled floor, ceiling spotlighting and double doored storage cupboard.

OUTSIDE

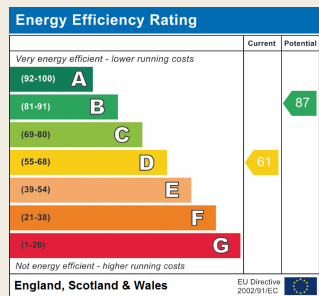
To the front of the property is a double width block paved driveway providing parking and giving access to the front entrance door. To the rear of the property is a paved patio area, shaped lawn with gravelled borders, useful brick built store and side gate access.

FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

COUNCIL TAX

Band C.



TENURE

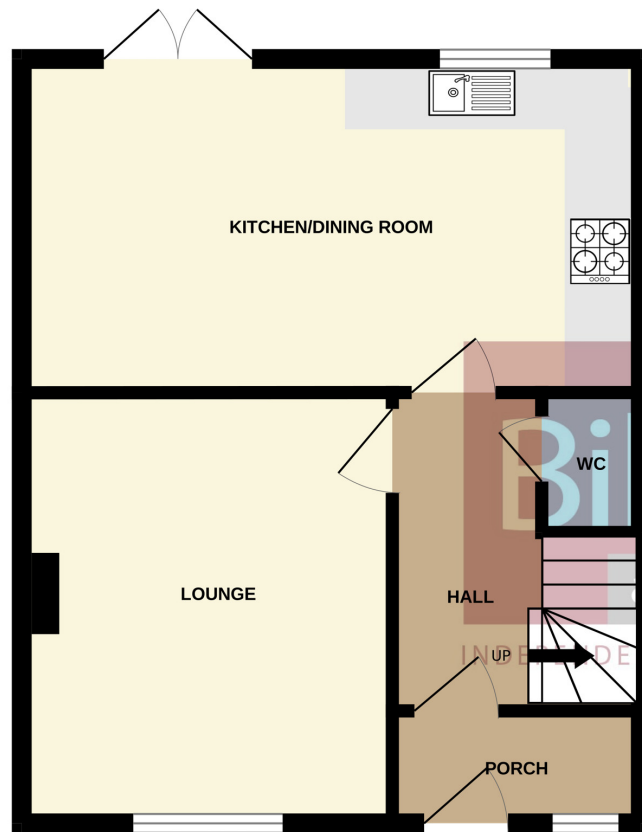
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

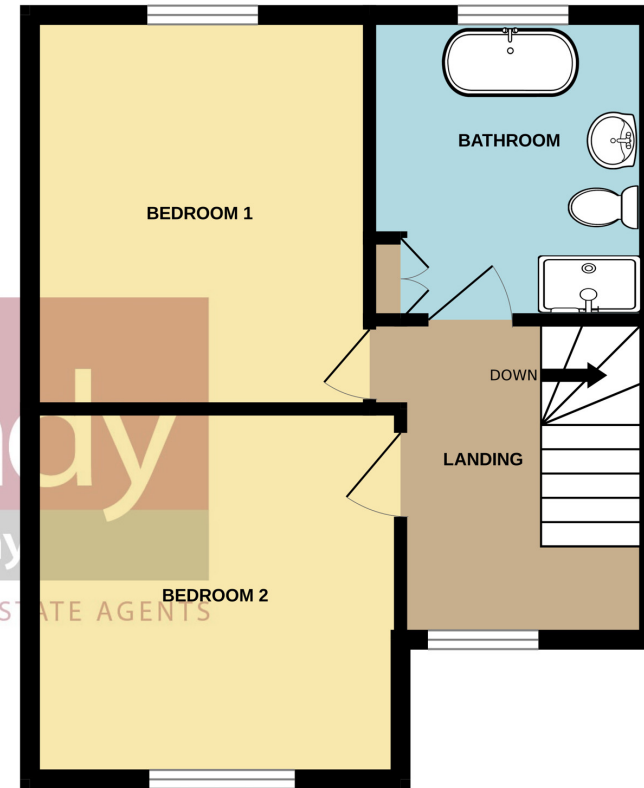
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



103, BIRMINGHAM ROAD, LICHFIELD, WS13 6PL

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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