



24 Maybank Close, Lichfield, Staffordshire, WS14 9UJ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

24 Maybank Close, Lichfield, Staffordshire, WS14 9UJ

£130,000

Ideal for either a first time buyer or investor purchaser this very well presented ground floor maisonette enjoys a lovely setting on the popular Boley Park district of Lichfield. With an open plan feel throughout, the property has a generous living area flowing into the kitchen, with a good double bedroom to the rear and a bathroom. Perfect for accessing Lichfield's facilities the property is well placed to take advantage of all that Lichfield has to offer, together with the excellent road and rail network which serves the area. To fully appreciate the accommodation on offer an early viewing is encouraged.



COVERED PORCH

with quarry tiled flooring and UPVC double glazed entrance door opening to:

OPEN PLAN LIVING KITCHEN AREA

4.84m x 4.60m overall (15' 11" x 15' 1" overall) the Living Area has UPVC double glazed window to front and feature wood effect flooring. The Kitchen Area is well equipped with pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric oven with four ring electric hob and extractor canopy, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, useful built-in store cupboard and door to:

BEDROOM

3.50m x 3.26m max (11' 6" x 10' 8" max) having UPVC double glazed window to rear, coving and useful recessed storage area.

BATHROOM

having a white suite comprising panelled bath with Triton electric shower fitted over and tiled surround, pedestal wash hand basin and close coupled W.C. and a chrome electric heated towel rail.

OUTSIDE

The property is set back from the road with an attractive landscaped foregarden with paved seating area, raised gravelled borders and useful external storage cupboard.

ALLOCATED PARKING

An allocated parking space is included with the maisonette.

COUNCIL TAX

Band A.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. There is no mains gas. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

LEASE TERMS

The property has a current 99 year lease dating from 24 June 1980 with 54 years remaining, and we understand it is the vendors intention to extend the lease to a 99 year lease prior to completion. There is a Ground Rent payable of £40.00 escalating to £160.00 per half year. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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 prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.

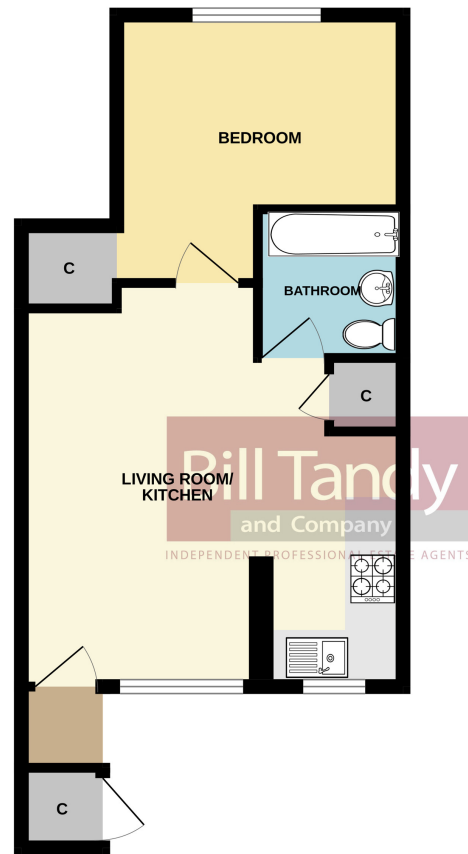
VIEWING

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.



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

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