



18 Netherstowe, Lichfield, Staffordshire, WS13 6TN

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£650,000

Enjoying a wonderfully private location close to the very heart of Lichfield cathedral city, this immaculately maintained bungalow represents a rare opportunity within Lichfield. Bungalows are always hard to find, and this generously proportioned bungalow in this lovely setting is truly delightful. The gardens surrounding the property are immaculately maintained and offer a very private aspect, full of established shrubs and mature trees. The bungalow itself offers three good double bedrooms with an en suite to bedroom one, as well as a large sitting room, dining room and conservatory. Additionally the kitchen is well appointed and there is an adjacent morning room. With all that Lichfield city centre has to offer within an easy walk, this perfectly located bungalow must be high on any potential buyers wish list.



ENTRANCE PORCH

approached via a UPVC double glazed entrance door with side screen and having tiled flooring and inner leaded obscure glazed door opening to:

'L' SHAPED RECEPTION HALL

having built-in coats store cupboard, double doored storage and boiler cupboard, loft access hatch with pulldown ladder, radiator, coving and door to:

FITTED GUESTS CLOAKROOM

stylishly fitted with a W.C. with concealed cistern and vanity wash hand basin with mono bloc mixer tap and cupboard beneath, radiator, co-ordinated ceramic wall tiling and UPVC obscure double glazed window.

SITTING ROOM

5.16m x 4.87m (16' 11" x 16' 0") a delightfully bright room having wide UPVC double glazed picture window overlooking the rear garden, further window to side, radiator, coving, wall light points, gas fired stove type burner standing on a marble hearth and archway to:

DINING ROOM

3.86m x 3.84m (12' 8" x 12' 7") having UPVC double glazed window to side, radiator and coving.

CONSERVATORY

4.08m x 3.67m (13' 5" x 12' 0") being UPVC double glazed on a brick base with double doors out to the rear garden, glazed roof, radiator, electric panel heater and tiled flooring.



'L' SHAPED KITCHEN

4.76m x 2.69m (5.20m max) (15' 7" x 8' 10" - 17'1" max) having granite work tops with bespoke base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Stoves oven with four ring gas hob and concealed extractor, twin bowl butler style enamel sink with mono bloc mixer tap, concealed space for dishwasher, space for fridge/freezer, double radiator, UPVC double glazed windows to front and rear and sky lantern flooding the area with natural light, dresser style unit with storage cupboards, drawers and shelving, bottle rack and further area with concealed space for washing machine and tumble dryer, UPVC double glazed window and door to rear garden and obscure glazed door to:

MORNING ROOM

4.28m x 2.40m (14' 1" x 7' 10") having UPVC double glazed window to front, coving, laminate flooring and door to garage.

BEDROOM ONE

4.89m max x 4.26m (16' 1" max x 14' 0") having two double doored built-in wardrobes with overhead storage cupboards, radiator, UPVC double glazed window to rear, coving and sliding door to:



EN SUITE SHOWER ROOM

having large walk-in tiled shower cubicle with Bristan shower fitment, pedestal wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, mirrored vanity cabinet, comprehensive ceramic floor and wall tiling, UPVC double glazed window to side, coving, downlighters and extractor fan.

BEDROOM TWO

3.83m x 3.20m (12' 7" x 10' 6") having UPVC double glazed windows to front and side and radiator.

BEDROOM THREE

3.66m x 3.37m (12' 0" x 11' 1") having double doored built-in wardrobe, radiator, window overlooking the conservatory, coving and laminate flooring.

BATHROOM

having a panelled bath with thermostatic shower fitment over and shower screen, close coupled W.C., bidet, pedestal wash hand basin with mono bloc mixer tap, co-ordinated ceramic wall tiling, radiator, UPVC obscure double glazed window, downlighter and extractor fan.



OUTSIDE

The property is set discreetly off Netherstowe with an initial shared driveway approach leading to the private driveway leading to the parking area providing ample parking for many cars, side double width gated entrances to each side of the property perfect for caravan or boat storage, mature shrubbery to the front borders and external lighting. To the rear of the property is a delightful south facing private garden, beautifully landscaped with walled and fenced perimeters, full of mature trees and shrubs and set around a well tended lawn with patio seating areas and useful garden storage shed.

GARAGE

6.22m x 2.90m (20' 5" x 9' 6") approached via an electric roller shutter entrance door and having fluorescent light, power points and useful work bench.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 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



18 NETHERSTOWE, LICHFIELD WS13 6TN

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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lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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