



1 Lowther Street, Lichfield, Staffordshire, WS14 0DY

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£415,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this double fronted recently built detached family home superbly located on the recently built development constructed by Taylor Wimpey just off the main Birmingham Road. The property is ideally situated for commuting with nearby access to A38 and A5 trunks and the M6 toll road. The development is a short distance away from Lichfield cathedral city which has trainline access to Birmingham and London. This recently built property, constructed in 2022, is offered with the benefit of no upward chain and early viewings are highly recommended. The accommodation comprises hall, guests cloakroom, through lounge, open plan dining kitchen, three bedrooms one having en suite shower room, and family bathroom. There is parking to the right hand side of the property leading to the garage, superbly landscaped garden to rear. Early viewings highly recommended.



CANOPY PORCH

leads to the composite front entrance door which opens to:

RECEPTION HALL

having LVT flooring, stairs to first floor, generously sized under stairs storage cupboard, radiator, additional cupboard and doors open to:

GUESTS CLOAKROOM

having LVT flooring flowing through from the reception hall, radiator and modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

THROUGH LOUNGE

5.24m x 2.98m (17' 2" x 9' 9") having double glazed window to front, radiator and double glazed windows and French doors overlook and give access to the rear garden.

THROUGH OPEN PLAN DINING KITCHEN

5.24m x 3.12m max (17' 2" x 10' 3" max) having double glazed windows to front and rear, two radiators, spotlighting, LVT flooring, comprehensive range of contemporary handleless gloss units comprising base cupboards and drawers with preparation work tops above, matching upstand splashback, matching wall mounted cupboards with under-cupboard lighting, inset one and a half bowl stainless steel sink with swan neck mixer tap, inset double oven and grill, four ring gas hob with extractor fan above and integrated fridge/freezer, washing machine and dishwasher.

FIRST FLOOR LANDING

having loft access and doors leading off to:

BEDROOM ONE

3.96m x 2.98m (13' 0" x 9' 9") having double glazed window to front, radiator and door to:



EN SUITE SHOWER ROOM

having obscure double glazed window to rear, chrome heated towel rail, generously sized store cupboard and contemporary white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and double width shower cubicle with shower appliance over.

BEDROOM TWO

3.10m x 2.90m max (10' 2" x 9' 6" max) having double glazed window to front, radiator, feature wood panelling and fitted wardrobe with sliding mirrored doors.

BEDROOM THREE

3.16m x 2.24m (10' 4" x 7' 4") having double glazed window to rear and radiator.

FAMILY BATHROOM

having obscure double glazed window to front and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over and shower screen.



OUTSIDE

The property is superbly located on this highly sought after development recently built by Taylor Wimpey Homes on the popular Friary Meadow development. To the right hand side of the property is a tandem length tarmac driveway giving access to the garage, and gate leading to the rear garden. One of the distinct features of the property is the superbly improved and landscaped rear garden having a good sized porcelain paved patio, feature side and rear fencing, outdoor lighting, shaped lawned area and storage area behind the garage ideal for a shed or as an additional seating area.

GARAGE

approached via an up and over entrance door and having courtyes door to side and loft storage area.

DEVELOPMENT CHARGE

We understand from the vendor there is a development charge for upkeep of the communal areas, in the sum of approximately £244.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band D.

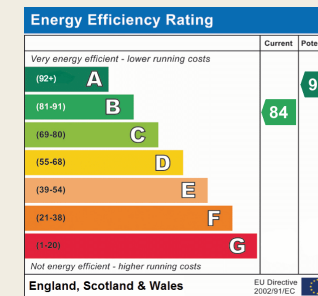


FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.

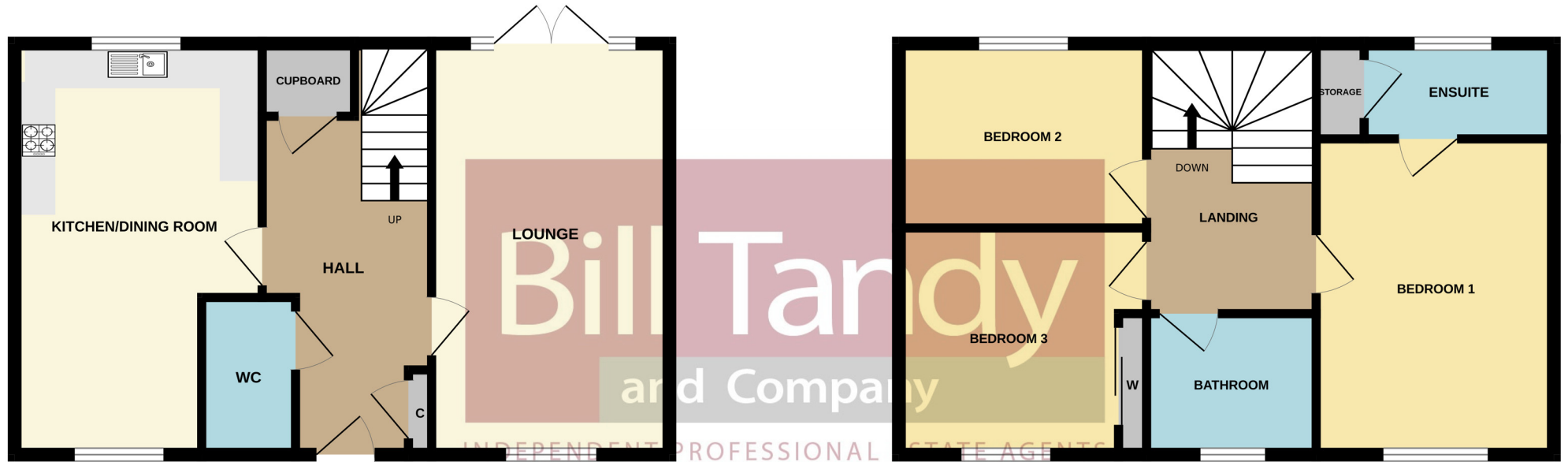
VIEWING

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



1 LOWTHER STREET, LICHFIELD, WS14 0DY

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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