

21 ST ANNE'S ROAD, LICHFIELD, WS13 7RE

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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**21 St Annes Road, Lichfield,  
Staffordshire, WS13 7RE**

**£275,000 Freehold**

Bill Tandy and company Lichfield are delighted in offering for sale this modern Link-Detached Bungalow on the highly sought after and popular residential development within the cul-de-sac position of St Anne's Road, Lichfield. Bungalows on this development rarely come to the market and for this reason we strongly recommend early viewings to avoid disappointment. The property is offered with no upward chain and comprises a reception hall, lounge, inner hall, modern kitchen, conservatory, modern shower room and two bedrooms. Externally the bungalow enjoys a tarmac driveway provide ample parking, gardens to front and rear, garage with additional wooden shed providing ideal storage or use as a workshop. Council Tax band C and EPC rating of D.



**THE BUNGALOW IS ARRANGED ON THE  
GROUND FLOOR TO COMPRISE**

**RECEPTION HALL**

**LOUNGE**

3.25m x 4.76m (10' 8" x 15' 7")

**INNER HALL**

DOORS OPEN TO

**KITCHEN**

2.38m x 3.03m (7' 10" x 9' 11")

**CONSERVATORY**

**BEDROOM 1**

2.96m x 3.96m (9' 9" x 13' 0")

**BEDROOM 2/STUDY**

2.39m x 2.43m (7' 10" x 8' 0")

**SHOWER ROOM**

2.35m x 2m (7' 9" x 6' 7")

**GARAGE**

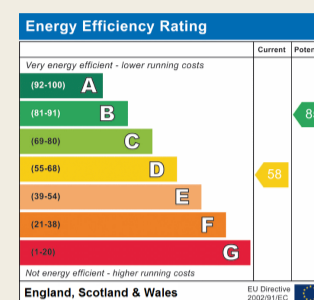
2.55m MAX x 5.37m (8' 4" MAX x 17' 7")

**WORKSHOP/SHED**

2.30m x 5.3m (7' 7" x 17' 5") Located to the rear of the garage with garden rear door access.

**COUNCIL TAX BAND C**

**EPC RATING D**



**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.

