



28 Ivanhoe Road, Lichfield, Staffordshire, WS14 9AY

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**28 Ivanhoe Road, Lichfield,
Staffordshire, WS14 9AY**

£250,000

Requiring comprehensive modernisation and refurbishment throughout, this traditional semi detached family home enjoys a very convenient and central location. Within walking distance of all city amenities, this traditional family home represents an excellent opportunity to create a truly individual home in this desirable setting. Perhaps best suited to a cash buyer given the extent of work required, an early viewing of this Edwardian property is strongly recommended.



RECEPTION HALL

having front entrance door and further door to:

RECEPTION ROOM ONE

4.25m max x 3.03m (13' 11" max x 9' 11") having radiator and bay window to front with UPVC double glazed door to outside.

RECEPTION ROOM TWO

4.07m x 3.52m (13' 4" x 11' 7") having UPVC double glazed window to rear and door to:

KITCHEN

3.19m x 2.59m (10' 6" x 8' 6") having double drainer sink unit, UPVC double glazed window to side and UPVC double glazed door to same, fluorescent light, double radiator and door to walk-in Pantry Store.

FIRST FLOOR LANDING

having loft access hatch.

BEDROOM ONE

4.07m x 3.38m (13' 4" x 11' 1") having two UPVC double glazed windows to front, radiator and built-in cupboard.

BEDROOM TWO

3.52m x 3.12m (11' 7" x 10' 3") having UPVC double glazed window to rear.

BATHROOM

having bath, W.C., wash hand basin, obscure UPVC double glazed window and cupboard housing an Ideal Atlantic combination gas central heating boiler with timer.

OUTSIDE

The property has a long garden to the rear together with a brick store.

COUNCIL TAX

Band C.

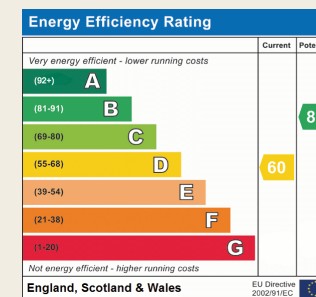


FURTHER INFORMATION/SUPPLIES

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/>

TITLE

The property has an unregistered Title.



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.



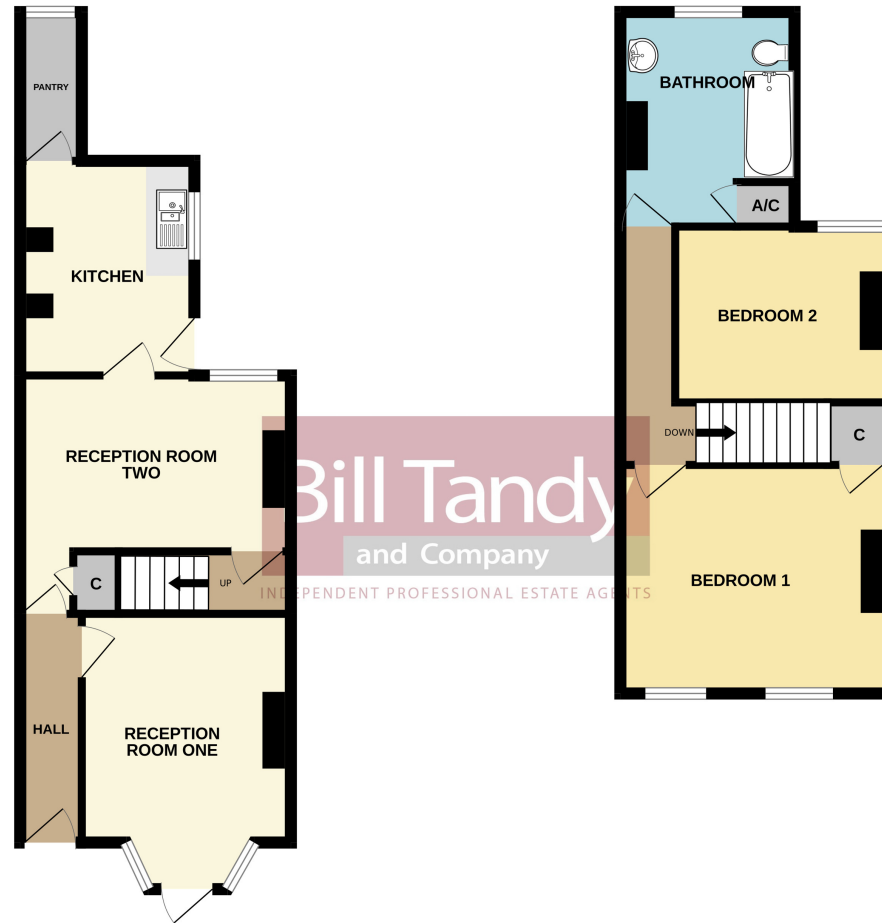
VIEWING

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



28 IVANHOE ROAD, LICHFIELD WS14 9AY

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.
Made with Metropex 6/2025

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

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS