



1 Benson Close, Lichfield, Staffordshire, WS13 6DA

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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## 1 Benson Close, Lichfield, Staffordshire, WS13 6DA

# £375,000

This superbly presented semi detached family home enjoys a delightful setting in one of Lichfield's popular cul de sac locations. Perfect for access to city centre amenities, the property is available with the benefit of no upward chain. Stylishly presented, the focal point of the room is the superb quality fitted breakfast kitchen with integral appliances, whilst the first floor boasts three good bedrooms and fully tiled shower wet room and separate W.C. An easily maintained garden, together with garage and driveway, add to the property's appeal, which also benefits from UPVC double glazing and combination gas central heating. The ease of access to city centre amenities is further enhanced by the convenience for commuting with an excellent road and rail network serving the area. To fully appreciate this very stylish home an early viewing is strongly recommended.



### CANOPY PORCH

having UPVC double glazed composite entrance door opening to:

### SPACIOUS RECEPTION HALL

having radiator, stairs leading off with useful cupboard space beneath, Hive central heating thermostat control and door to:

### LOUNGE

5.50m x 3.66m (18' 1" x 12' 0") having a central natural stone fireplace with inset electric fire fitment, UPVC double glazed walk-in bay window to front, double radiator, coving to ceiling, downlighters and opening through to:

### LUXURY FAMILY DINING KITCHEN

beautifully equipped and having a contemporary kitchen having work surface space with base high gloss doored storage cupboards below, matching wall mounted storage cupboards corner carousel unit, single drainer sink unit with mono bloc mixer tap, integrated electric oven and microwave, built-in fridge, freezer and dishwasher with matching fascias, kickboard LED lighting, drinks fridge and bottle shelving, central island unit housing a four ring induction hob with rising extractor and breakfast bar overhang, laminate flooring, UPVC double glazed window to rear and double glazed sliding patio door to same, low energy downlighters and door to:

### UTILITY ROOM

having further work surface space, single drainer sink unit with mono bloc mixer tap, space and plumbing for washing machine, further storage cupboards, wall mounted Vaillant combination gas central heating boiler, additional work surface space, radiator, laminate flooring and door to:

### GUESTS CLOAKROOM

having W.C. suite, UPVC obscure double glazed window and door to garage.

### FIRST FLOOR LANDING

approached via stairs with a spindle balustrade and having UPVC obscure double glazed window to side, loft access hatch with pulldown ladder and doors leading off to:



### BEDROOM ONE

3.98m x 3.05m (13' 1" x 10' 0") having UPVC double glazed window to rear and radiator.

### BEDROOM TWO

3.68m x 3.04m (12' 1" x 10' 0") having UPVC double glazed window to front and radiator.

### BEDROOM THREE

2.49m x 2.37m (8' 2" x 7' 9") having dual aspect UPVC double glazed windows, radiator and coving.

### LUXURY SHOWER WET ROOM

having fully tiled shower area with glazed screen and Aqualisa thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and drawer space beneath, comprehensive ceramic floor and wall tiling, low energy downlighters, extractor fan, chrome heated towel rail/radiator, additional radiator and UPVC obscure double glazed window.

### SEPARATE W.C.

having Villeroy and Boch W.C. with concealed cistern, ceramic tiling and obscure double glazed window.



### OUTSIDE

The property is set back from the road with a block paved driveway providing parking for one car and a lawned foregarden. To the rear of the property is a charming garden with patio area and set to lawn with fenced perimeters, mature flower and herbaceous borders, useful garden storage shed, security lighting and cold water tap.

### GARAGE

4.84m x 2.53m (15' 11" x 8' 4") approached via an electric up and over entrance door and having light and power points and door to utility room.

### COUNCIL TAX

Band C.

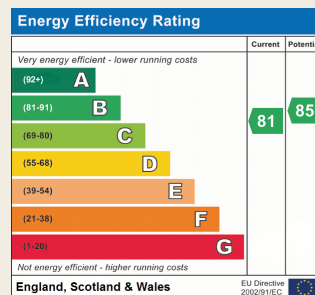
### FURTHER INFORMATION/SUPPLIES

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.

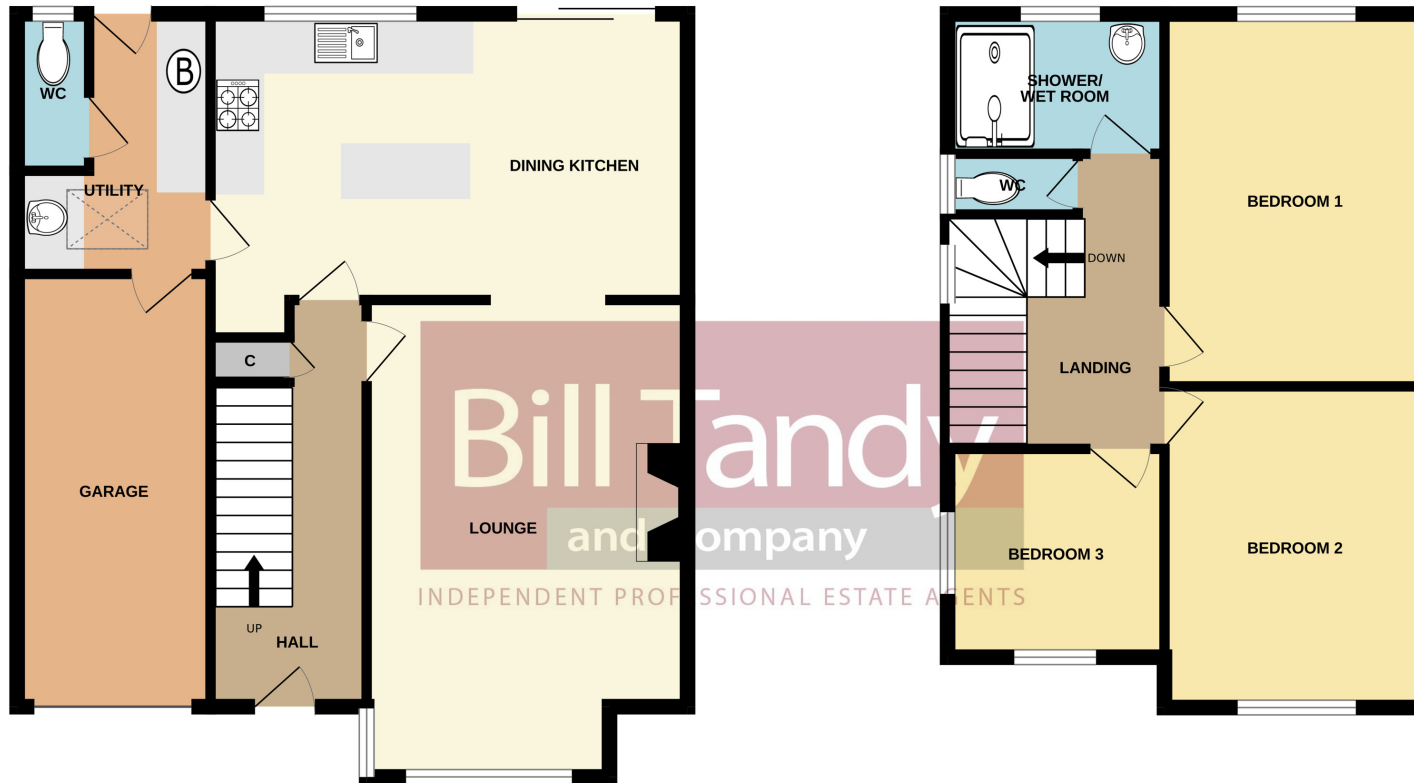
### VIEWING

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 BENSON CLOSE, LICHFIELD WS13 6DA

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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