



44 Lichfield Road, Burntwood, Staffordshire, WS7 0HJ

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 44 Lichfield Road, Burntwood, Staffordshire, WS7 0HJ

# £395,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a ready to go link detached three bedroom family home, which has been tastefully and sympathetically updated by the current owners. The property is set in a prime location benefiting from all the excellent local amenities and highly regarded schools on the doorstep, whilst only a short drive from the rural area around Hammerwich and the countryside walks available. In brief the well planned accommodation comprises entrance hall, living room, open plan dining kitchen, utility room, ground floor guests W.C., three good sized first floor bedrooms and a beautifully re-fitted family bathroom. There is an integral garage, ample driveway parking to the front and a good size enclosed garden to the rear. An early viewing of this property is considered essential to fully appreciate the quality of accommodation on offer.



### ENTRANCE HALL

approached via a composite entrance door with obscure double glazed insert and having tiled flooring, radiator, staircase rising to first floor accommodation.

### LOUNGE

4.53m x 3.69m (14' 10" x 12' 1") having UPVC double glazed window to front with built-in shutters, focal point feature plastered recess housing a dual fuel coal and wood log burner with tiled hearth and wooden mantel above, ceiling light point, radiator, modern wooden flooring and door to:

### CONTEMPORARY OPEN PLAN DINING KITCHEN

18' 1" (overall) x 11' 9" (5.51m overall x 3.58m) a contemporary kitchen with grey wood effect Shaker style base units with complementary work surface above, matching wall mounted units, inset ceramic sink and drainer with mono mixer tap, brick tiled splashbacks, further work surface extension forming breakfast bar, space for five burner range style cooker, UPVC double glazed window to rear and UPVC double glazed French doors leading out to the rear patio, three ceiling light points, opening through to utility and door to:

### UTILITY ROOM

8' 3" x 4' 8" (2.51m x 1.42m) having wall and base unit with roll top work surface, plumbing for automatic washing machine, tiled flooring, radiator, part double glazed UPVC door to rear garden, UPVC double glazed window to rear and further door to:

### FITTED GUESTS CLOAKROOM

having a white suite with chrome style fittings comprising wall mounted wash hand basin with tiled splash back and low level W.C., tiled flooring, obscure UPVC double glazed window to rear.

### FIRST FLOOR LANDING

having loft access hatch, built-in airing cupboard housing Worcester combination boiler and slatted linen shelving, banister handrail, coving to ceiling, smoke detector and UPVC double glazed window to side.



### BEDROOM ONE

12' 2" max (9'8" min) x 11' 8" (3.71m max 2.95m min x 3.56m) having UPVC double glazed window to rear and radiator.

### BEDROOM TWO

12' 1" x 9' 7" (3.68m x 2.92m) having UPVC double glazed window to front, radiator and built-in double wardrobe.

### BEDROOM THREE

8' 5" x 8' 4" (2.57m x 2.54m) having UPVC double glazed window to front, radiator and useful built-in storage cupboard.

### RE-FITTED BATHROOM

2.00m x 1.80m (6' 7" x 5' 11") having a modern white suite with shaped bath having centrally positioned taps and overhead mains plumbed dual head Victorian style shower unit with rainfall effect and glazed splash screen, low level W.C. and contemporary wall mounted wash hand basin with floating drawer storage below, contemporary wooden flooring, marble effect wall tiling, ceiling light point, UPVC opaque double glazed window to side and Victorian style radiator incorporating heated towel rail.



### OUTSIDE

The property is set well back from the road having half height laurel hedge boundary and pebbled driveway providing parking for multiple vehicles and small half height fenced area ideal for bin storage. To the rear is a well cared for fence enclosed garden having paved patio area, step with railway sleepers up to the mainly laid to lawn garden having railway sleeper flower beds, mature shrubs and hedging and hard-standing for good sized shed.

### SINGLE GARAGE

4.90m x 2.40m (16' 1" x 7' 10") approached via a metal entrance door and having ceiling light point, door to utility and built-in work bench to one wall.

### COUNCIL TAX

Band D.

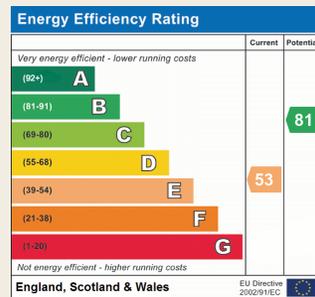
### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone 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.

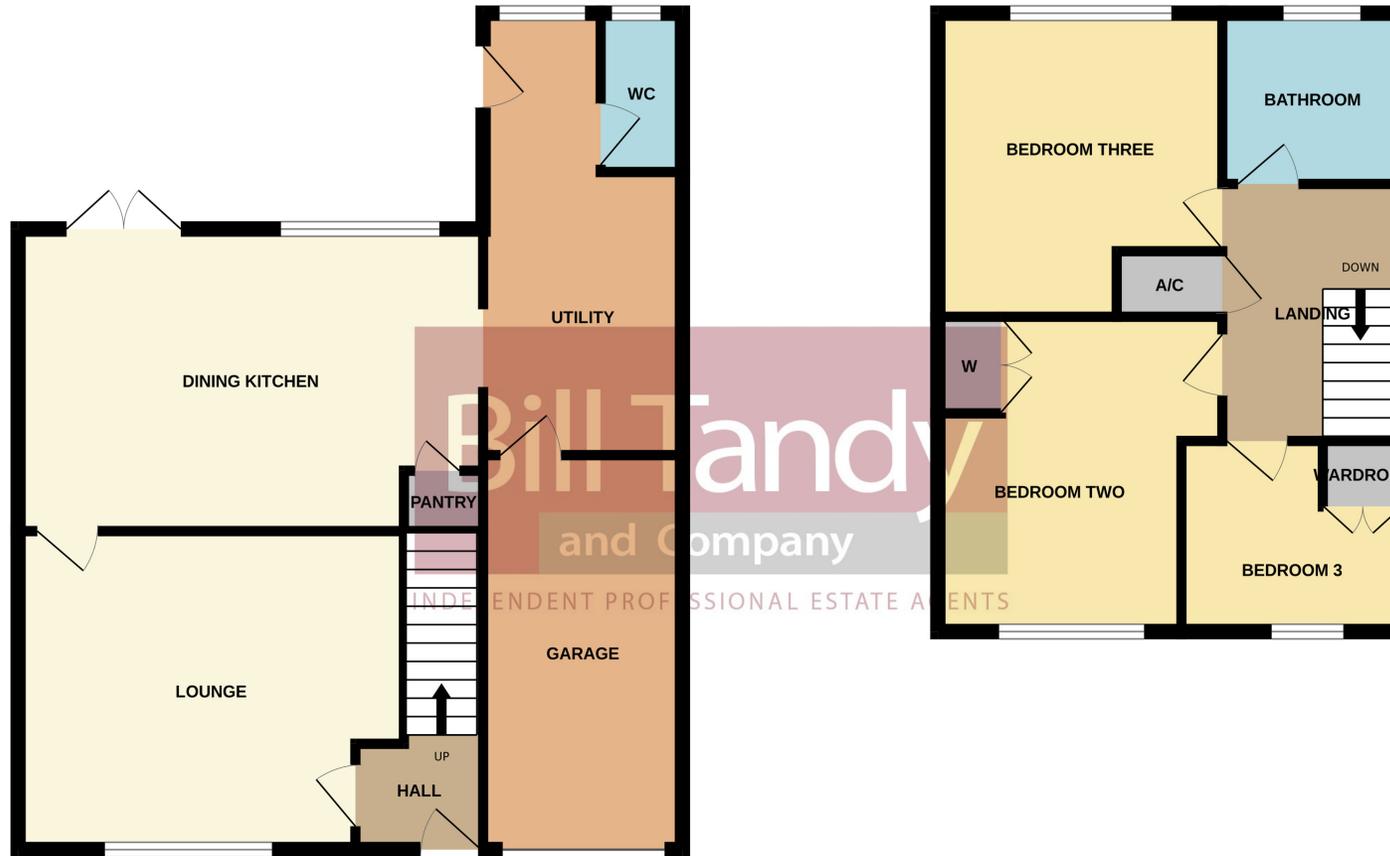
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@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  
667 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 sq.m.) approx.

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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