



40 Chapel Lane, Lichfield, Staffordshire, WS14 9BQ

Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**40 Chapel Lane, Lichfield,  
Staffordshire, WS14 9BQ**

**£215,000**

Having a convenient central location this mid terraced cottage provides an excellent opportunity for either a first time buyer or investor purchaser. Within just minutes walk of city centre amenities, the property benefits from UPVC double glazing and combination gas fired central heating with a recently installed boiler. The accommodation comprises living room, kitchen, UPVC double glazed conservatory and access to a cellar. There is a good sized first floor bedroom and a large bathroom with shower. Available with immediate vacant possession and no upward chain an early viewing is strongly recommended.



## **ENTRANCE VESTIBULE**

approached via a UPVC obscure double glazed entrance door and having an inner glazed door opening to:

## **LIVING ROOM**

3.63m x 3.40m (11' 11" x 11' 2") having central chimney breast with recessed fireplace with quarry tiled hearth, UPVC double glazed bay window to front, radiator, coving and door to:

## **KITCHEN**

3.63m x 2.60m (11' 11" x 8' 6") having work surface space with base storage cupboards and drawers, wall mounted storage cupboards, one and a half bowl stainless steel sink unit, space for cooker with extractor hood over, tiled splashback, space and plumbing for washing machine, space for fridge/freezer, stairs down to the cellar, stairs rise to the first floor and glazed door to:

## **CONSERVATORY**

3.10m x 1.65m (10' 2" x 5' 5") being UPVC double glazed on a brick base and having double doors opening out to the rear garden, quarry tiled flooring, wall light points and sockets.

## **CELLAR**

2.78m x 2.61m (9' 1" x 8' 7") having tiled flooring, extractor fan, radiator and light and power points.

## **FIRST FLOOR**

Stairs rise from the kitchen to:

## **BEDROOM**

3.83m x 3.40m (12' 7" x 11' 2") having UPVC double glazed window to front, radiator and coving.



## **BATHROOM**

2.70m x 2.60m (8' 10" x 8' 6") having a free-standing roll top bath, pedestal wash hand basin, close coupled W.C., corner shower cubicle with tiled surround and thermostatic shower fitment, radiator, obscure UPVC double glazed window to rear, co-ordinated wall tiling and over stairs cupboard housing the Ideal Atlantic combination gas central heating boiler (installed August 2023).

## **OUTSIDE**

The property is set back off the road with a dropped kerb leading to a block paved driveway with parking for a couple of cars. To the rear of the property is a private garden with patio, fenced and hedged perimeters and gated access to right of way at the rear.

## **COUNCIL TAX**

Band B.



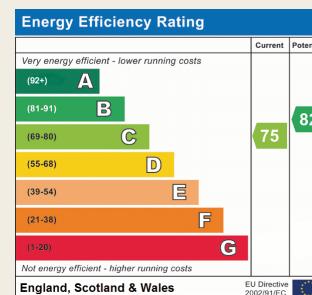
## FURTHER INFORMATION/SUPPLIES

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/>. We understand a Chancery repair liability applies to the cottage - your solicitor can advise on a suitable indemnity policy.

## 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

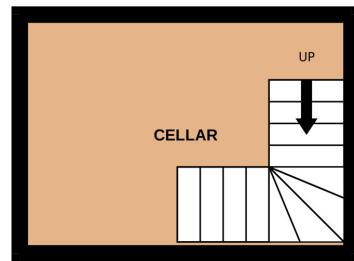
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

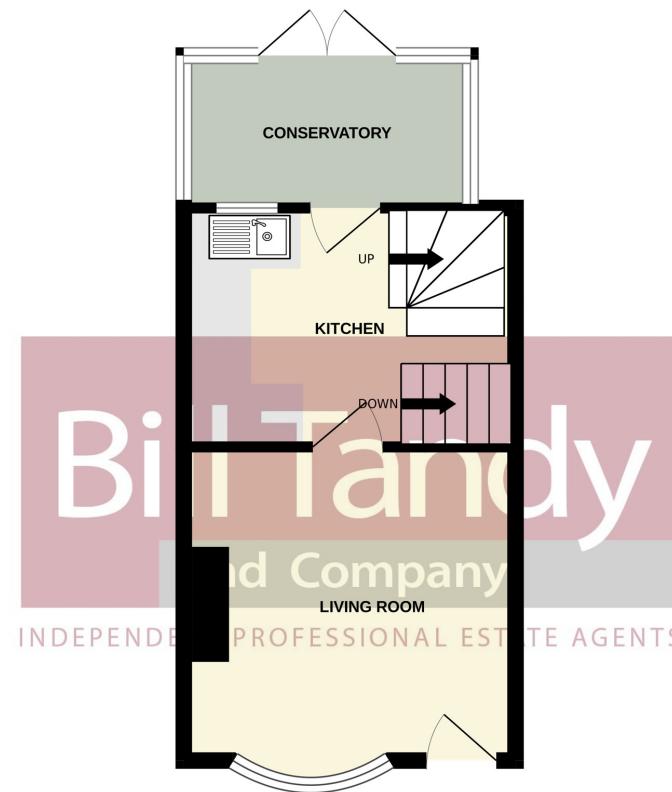
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

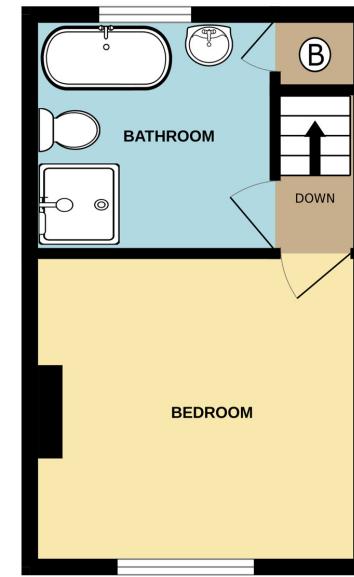
BASEMENT



GROUND FLOOR



1ST FLOOR



3 Bore Street, WS13 6LJ  
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[www.billtandy.co.uk](http://www.billtandy.co.uk)



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