



34 Greencroft, Lichfield, Staffordshire, WS13 7JF

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy

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£230,000

Bill Tandy and Company are delighted in offering for sale this generous size and modern end terraced house which we strongly recommend is viewed to be fully appreciated. Located on the northern side of the cathedral city of Lichfield the property is well placed with access to nearby amenities and Lichfield's award winning Beacon Park. The accommodation briefly comprises entrance hall, lounge, dining room with rear porch to garden, modern kitchen to front with pantry, three first floor bedrooms and a modernised bathroom. To the front is a driveway leading to the front door, whilst one of the features of the property is its superb size rear garden with the benefit of a shed and further summer house. The location is ideal for commuting with access to nearby road links including M6 toll, A5 and A38, whilst Lichfield Trent Valley and Lichfield City stations provide rail access to Birmingham, Manchester and London.



RECEPTION HALL

With front entrance door, stairs to first floor with small understairs storage recess, front window and doors open to

LOUNGE

4.81m x 2.46m (15' 9" x 8' 1") With rear window providing features views of the garden, radiator, arch provides access to

DINING ROOM

2.96m x 2.37m (9' 9" x 7' 9") radiator, access to the rear porch with window and door to garden

MODERN KITCHEN

4.58m x 2.46m (15' 0" x 8' 1") With two windows to front, tiled floor, radiator, useful pantry with shelving, modern kitchen units comprises base and wall mounted units with dark preparation work tops above, inset stainless steel sink, inset oven with hob and extractor above, spaces for a range of white goods.

FIRST FLOOR LANDING

approached via stairs from the ground floor hall and having side window, airing cupboard and doors to:

BEDROOM 1

3.76m x 2.92m (12' 4" x 9' 7") With access to the bathroom, rear window, radiator and wardrobe.

BEDROOM 2

3.63m x 2.88m (11' 11" x 9' 5") Rear window, radiator and useful wardrobe.

BEDROOM 3

2.61m x 2.43m (8' 7" x 8' 0") Window to front, radiator.



BATHROOM

Two windows to front, tiled floor, modern suite comprises a pedestal sink unit, low flush w.c. bath with shower above. Access door to main bedroom.

OUTSIDE

Set to the front of the property is a tarmac driveway, further gravelled gardens, access to front entrance door and useful side access. The property enjoys a generously sized rear garden with side access, paved patio, lawned garden beyond, shed and summer house set to the rear.

COUNCIL TAX BAND B

FURTHER INFORMATION/SUPPLIERS

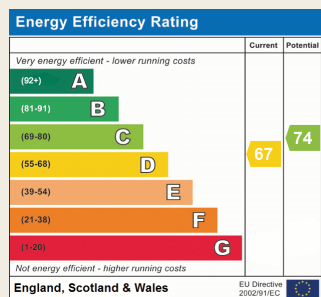
Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>



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 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.

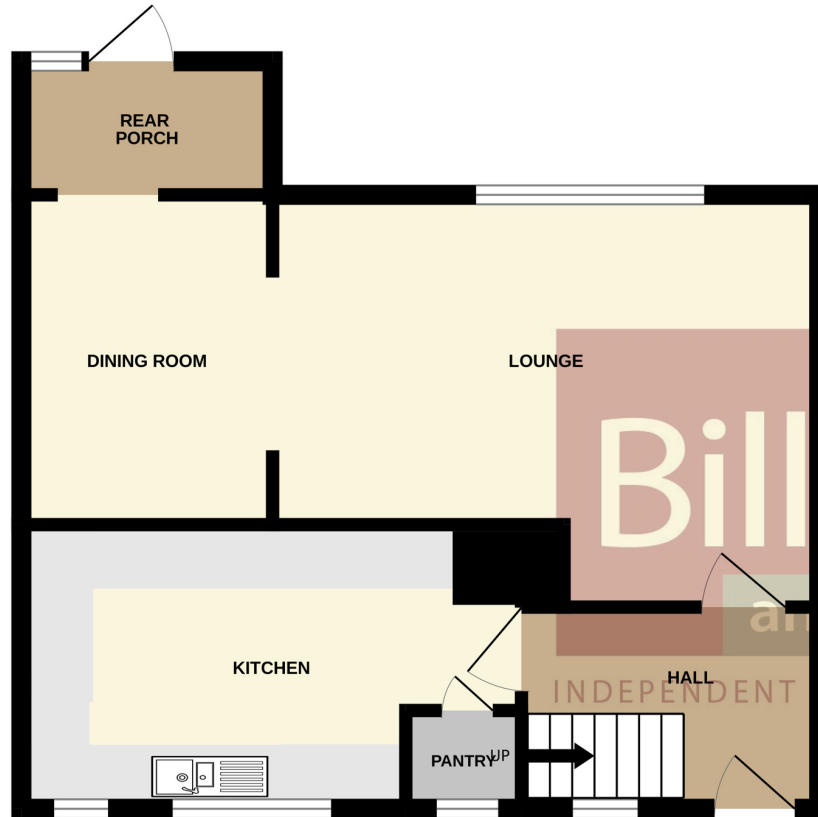
VIEWING

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

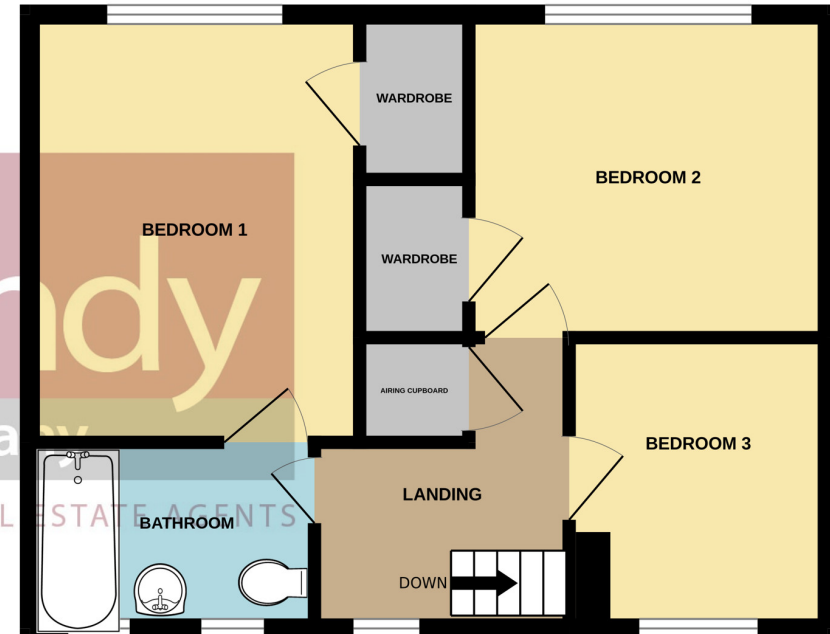
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR



1ST FLOOR



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

www.billtandy.co.uk



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