



25 Maryvale Court, Lichfield, Staffordshire, WS14 9HZ

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



## 25 Maryvale Court, Lichfield, Staffordshire, WS14 9HZ

# £220,000

Within a mile of city centre amenities, this attractive t bungalow forms part of a highly regarded retirement development set around some well tended communal gardens. Perfectly positioned to take advantage of both the facilities on Boley park and also Lichfield city centre amenities, the well presented bungalow is an ideal purchase for the retired person. With an age restriction of 55 years and over the area is delightfully peaceful whilst the property comprises a hall, lounge/dining room, kitchen, two bedrooms and bathroom. Outside further benefits from ample parking for both residents and visitors, communal well cared for gardens. No upward chain.

### RECEPTION HALL

With access door to front, door to store cupboard, further door to airing cupboard. Further doors opens to

### LOUNGE/DINING ROOM

4.52m x 3.49m (14' 10" x 11' 5") With double glazed window and door to rear, electric heater and off leads to

### KITCHEN

1.66m x 3.74m (5' 5" x 12' 3") Double glazed window to front, base and wall mounted cupboards with preparation work tops, tiling surround, inset 1 and a half bowl sink, inset oven and electric hob with extractor fan above, spaces for white goods.

### BEDROOM 1

m x 2.40m (0' 0" x 7' 10") Double glazed window to front, electric heater and a superb range of fitted wardrobes.

### BEDROOM 2

3.09m x 2.76m (10' 2" x 9' 1") Double glazed rear window, electric heater.

### BATHROOM

1.86m x 1.75m (6' 1" x 5' 9") Double glazed rear window, suite comprises a pedestal wash hand basin, low flush w.c. bath with shower over.

### OUTSIDE

The property is located at the end of the road and within the left corner position. The property enjoys an external store with well cared for communal grounds with the benefit of a lawned area and mature trees set to the rear.

### PARKING

A range of residents and visitors spaces for the road.



### SERVICE CHARGE

Our client advises us the property is freehold, with a service charge for the development at approximately £175 per month. This includes buildings insurance and maintenance of the communal grounds. Details of which should be checked via your solicitors before legal commitment.

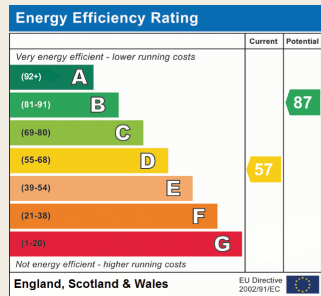
### COUNCIL TAX BAND C

### FURTHER INFORMATION/SUPPLIERS

Drainage Mains drainage by South Staffs Water  
Electric – EON (No Gas)  
T.V and Broadband – B.T

For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>





## TENURE

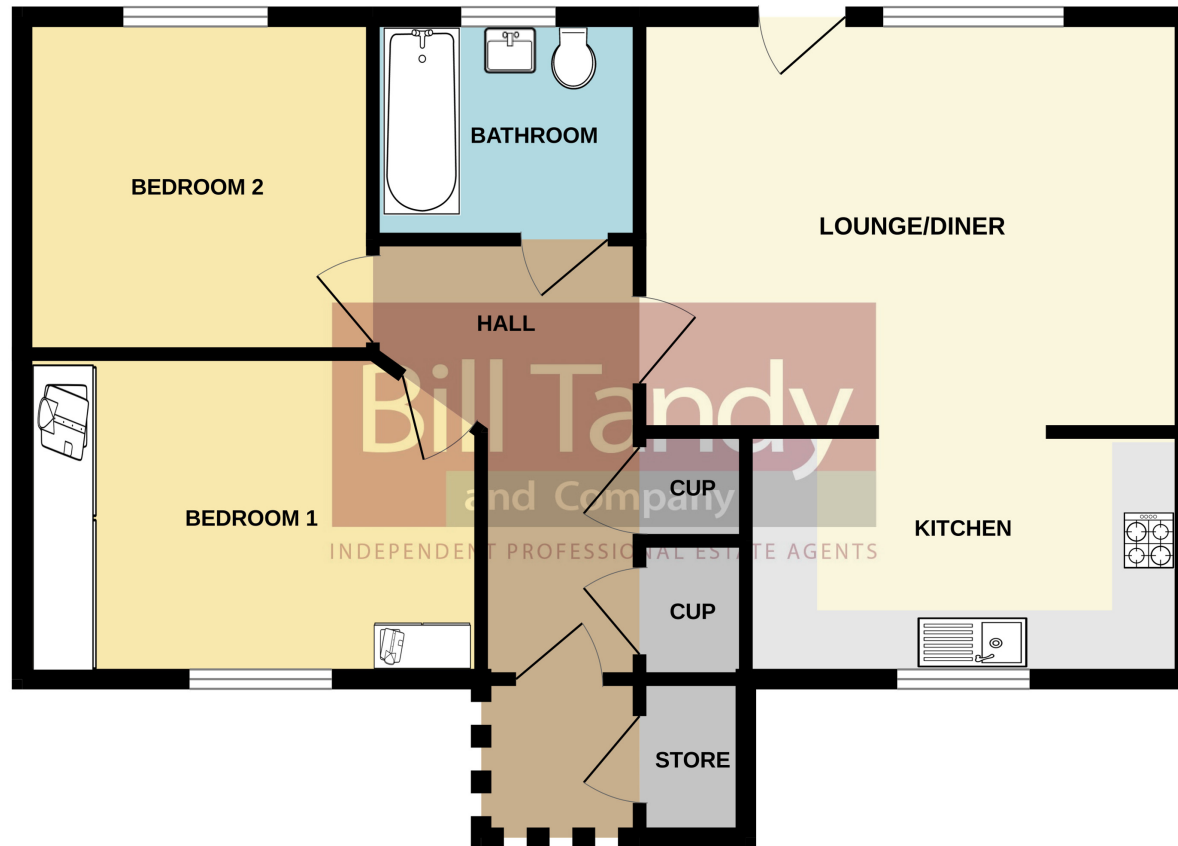
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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



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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](http://www.billtandy.co.uk)



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