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67 Furnivall Crescent, Lichfield, Staffordshire, WS13 6DB

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

67 Furnivall Crescent, Lichfield, Staffordshire, WS13 6DB

£410,000

Ideally situated in one of Lichfield's highly sought after settings, this charming detached bungalow offers well planned accommodation which has been well cared for and loved over the years. The property offers a comfortable accommodation layout with two good double bedrooms, a spacious lounge and good sized kitchen. The gardens are particularly delightful, being well established and offering a good degree of privacy. Furnivall Crescent has lovely central green areas and is well placed to take full advantage of the facilities available within Lichfield city centre itself. Available with vacant possession and the benefit of no upward chain, an early viewing would be strongly recommended.



ENTRANCE PORCH

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

RECEPTION HALL

having radiator, coving to ceiling, loft access hatch, dado panelling and built-in coats store cupboard.

LOUNGE

4.39m x 3.45m (14' 5" x 11' 4") having a central tiled fireplace, UPVC double glazed window to front, radiator and coving.

KITCHEN

4.16m x 3.34m (13' 8" x 10' 11") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Belling electric oven and grill with four ring electric hob and extractor, space and plumbing for both dishwasher and washing machine, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, UPVC double glazed window overlooking the rear garden, space for fridge/freezer, breakfast bar, pantry store cupboard, glazed display cabinet, double radiator, built-in shelved pantry, fluorescent light strip and door to:

SIDE PORCH/CONSERVATORY

2.00m x 2.00m (6' 7" x 6' 7") being UPVC double glazed and having a tiled floor, double radiator, sliding patio doors to garden and door to garage.

BEDROOM ONE

3.51m x 3.32m (11' 6" x 10' 11") having UPVC double glazed window to front and coving to ceiling.



BEDROOM TWO

3.45m x 3.31m (11' 4" x 10' 10") having a range of fitted wardrobes with overhead storage cupboards and dressing table, UPVC double glazed window overlooking the rear garden, coving to ceiling and radiator.

BATHROOM

having a suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled W.C., ceramic wall tiling, obscure UPVC double glazed window to rear, radiator, mirrored vanity cabinet, built-in cupboard housing the Ideal Logic Plus combination gas central heating boiler.

OUTSIDE

The property is set back from the road with a driveway providing parking for two cars and leading to the garage. There is a lawned foregarden with mature shrubbery and trees and a side gated entrance leading to the rear garden. To the rear of the property is a well established private garden with block paved patio seating area and dwarf retaining wall with steps up to the lawn with well established shrubbery borders, useful cold water tap and garden storage shed.



GARAGE

4.63m x 2.48m (15' 2" x 8' 2") approached via an up and over entrance door and having fluorescent light, power point, useful store cupboards, workbench and door to the side porch.

COUNCIL TAX

Band D.

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.

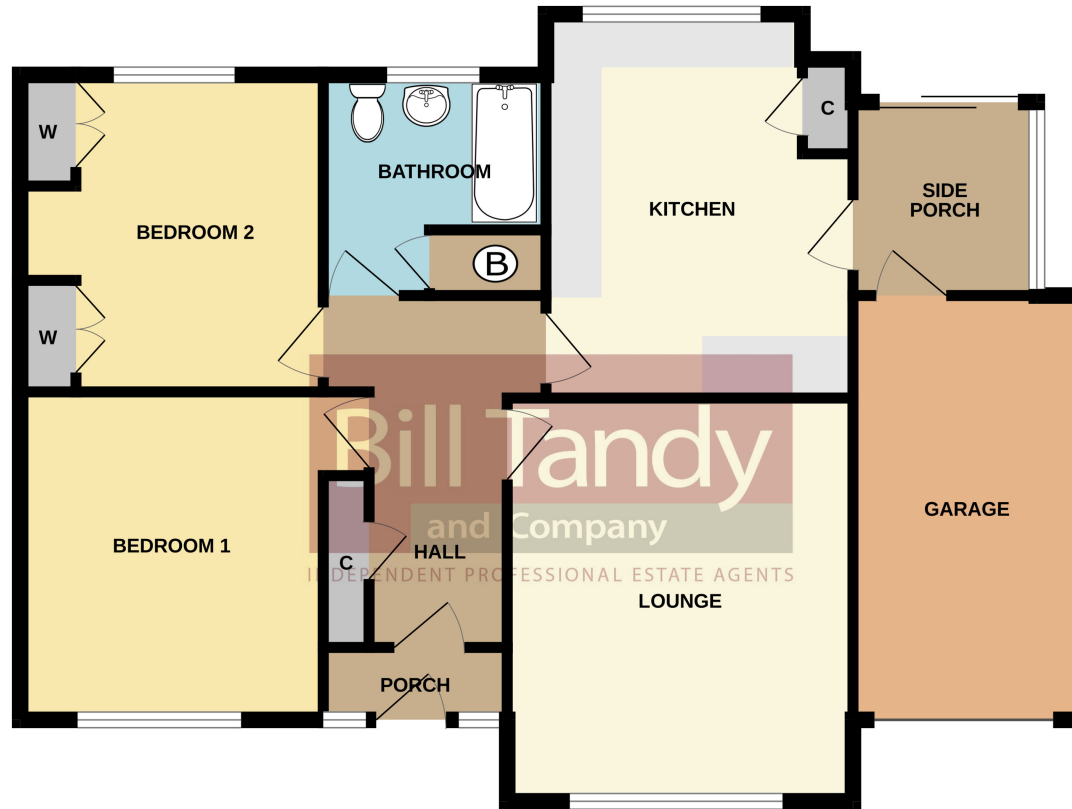


VIEWING

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



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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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