



44 Peters Walk, Lichfield, Staffordshire, WS13 7QB

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

44 Peters Walk, Lichfield, Staffordshire, WS13 7QB

£225,000

Representing an excellent opportunity for a first time buyer or investor purchaser, is this very well presented end town house. Situated on the popular northern side of the cathedral city and well placed to take advantage of all that Lichfield has to offer, the property is available with vacant possession and the benefit of no upward chain. The very comfortable layout has a spacious feel with three decent bedrooms and a good sized shower room. Outside the gardens to both front and rear are designed for ease of maintenance, and there is a gated access at the rear to the general visitor and residents parking area. This is an opportunity to gain a foothold into Lichfield's property market, and this really is a lovely setting, peaceful and convenient. An early viewing would be strongly recommended.

RECEPTION HALL

approached via a UPVC double glazed entrance door and having double radiator, stairs leading off, useful built-in coats store cupboard and door to:

GUESTS CLOAKROOM

having close coupled W.C., vanity unit with wash hand basin and cupboard and drawers space beneath, wall mounted vanity cabinet with mirror, obscure UPVC double glazed window to front, double radiator and display shelving.

LIVING ROOM

5.41m x 4.08m max (3.79m min) (17' 9" x 13' 5" max 12'5" min) having UPVC double glazed window to front, double glazed sliding patio doors to rear garden, decorative brick fireplace with T.V. plinth, dresser style unit with shelving, cupboards and drawers, two double radiators and coving.

KITCHEN

3.90m x 2.90m (12' 10" x 9' 6") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric oven and grill with four ring gas hob and extractor hood, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge, UPVC double glazed window, ceramic tiled splashbacks, fluorescent light strip and door to:

GARDEN ROOM

3.79m x 3.79m (12' 5" x 12' 5") being single glazed on a brick base having useful cold water tap, power point and door to garden.

FIRST FLOOR LANDING

having built-in store cupboard and further built-in cupboard housing the gas fired central heating boiler with integral timer.



BEDROOM ONE

4.10m x 3.03m (13' 5" x 9' 11") having fitted wardrobes with overhead storage cupboards and further built-in double wardrobe with overhead cupboard, radiator and UPVC double glazed window to front.

BEDROOM TWO

3.60m x 2.60m (11' 10" x 8' 6") having UPVC double glazed window to front and radiator.

BEDROOM THREE

3.23m x 2.31m (10' 7" x 7' 7") having UPVC double glazed window to rear and radiator.

SHOWER ROOM

having large walk-in shower cubicle with glazed screen, aqua-panelling and thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., obscure double glazed window to rear, vanity cabinet and radiator.





OUTSIDE

The property has a pedestrian approach to the front leading to the lawned foregarden with central pathway and picket fencing, mature shrubbery and a side gated access leading to the rear garden. The rear garden has been designed for easy maintenance being principally paved with tiered flower and herbaceous borders, seating areas, delightful cherry tree, useful garden shed and workshop with light and power. Gated access leads to the rear general parking area where there is ample resident and visitor parking.

COUNCIL TAX

Band B.

FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	85
		EU Directive 2002/91/EC	

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.

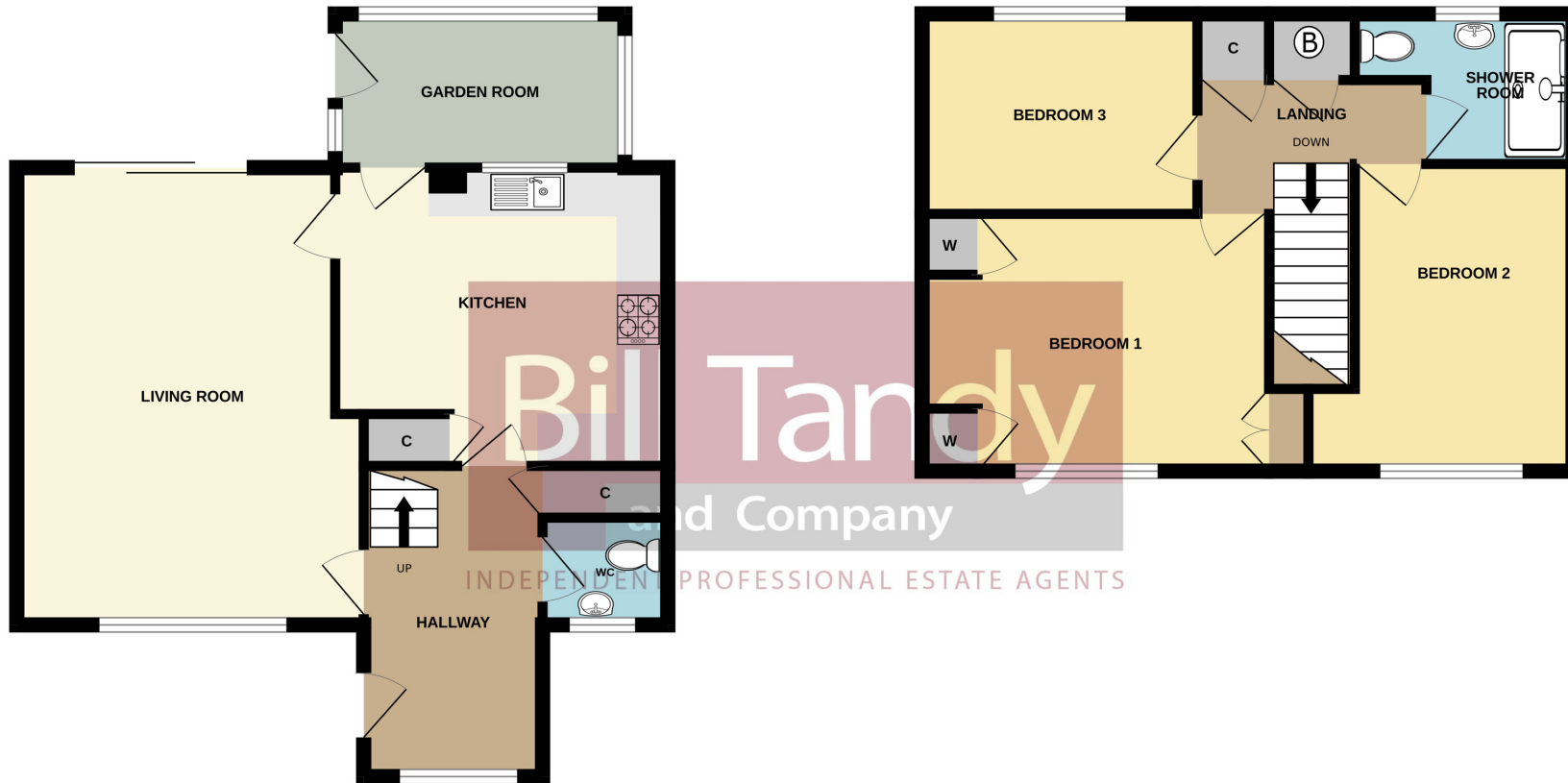
VIEWING

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



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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