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16 Broom Covert Road, Lichfield, Staffordshire, WS14

9QU

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 16 Broom Covert Road, Lichfield, Staffordshire, WS14 9QU

# £230,000

Situated just some two miles to the south of Lichfield, the residential area of Swinfen enjoys a unique setting, conveniently accessed off the A38. Originally built as homes for prison workers the area has developed into a popular residential setting with some lovely open green areas. Number 16 is a very well presented end terraced home which offers a generous accommodation layout, perfect for enjoying this peaceful setting. With the benefit of UPVC double glazing and gas fired central heating, the property is ideal for first time buyers, however it also lies within the catchment for King Edward's high school in Lichfield, making it an equally comfortable family home. With excellent commuter links via the nearby A38 the property is perfect for accessing many Midland commercial centres and beyond, whilst all that Lichfield has to offer is just a short drive away. To fully appreciate the property, which is available with the benefit of no upward chain, an early viewing would be strongly encouraged.



### ENCLOSED PORCH

approached via a UPVC double glazed entrance door with side screen and having tiled flooring, wall lantern with PIR detector and inner UPVC double glazed door to:

### RECEPTION HALL

having stairs leading off, radiator and doors leading to a large Store Room with light, power, useful shelving and door to entrance porch.

### LIVING ROOM

5.44m x 3.60m (17' 10" x 11' 10") a generous through room having central tiled open fireplace with grate, UPVC double glazed French door out to the rear garden with double glazed side screen, UPVC double glazed window to front and radiator.

### KITCHEN

3.87m x 3.06m (12' 8" x 10' 0") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, space for electric cooker, one and a half bowl sink unit with mono bloc mixer tap, space and plumbing for washing machine, space for fridge, built-in pantry store cupboard with shelving, UPVC obscure double glazed door to rear garden and UPVC double glazed window to same, ceramic tiled flooring, metro style tiled splashbacks and space for breakfast table.

### FIRST FLOOR LANDING

having loft access hatch, cupboard housing the Worcester combination gas central heating boiler and doors lead off to:

### BEDROOM ONE

3.60m x 3.12m (11' 10" x 10' 3") having useful built-in wardrobe, UPVC double glazed window to front with pleasant aspect and radiator.



### BEDROOM TWO

3.62m x 2.87m (11' 11" x 9' 5") having UPVC double glazed window to front, useful built-in wardrobe and radiator.

### BEDROOM THREE

3.20m max (2.14m min) x 2.29m (10' 6" max 7' min x 7' 6") having UPVC double glazed window to rear and radiator.

### BATHROOM

having suite comprising panelled bath and pedestal wash hand basin, partial panelling, radiator and UPVC obscure double glazed window.

### SEPARATE W.C.

having W.C. and UPVC obscure double glazed window.



## OUTSIDE

The property is set back from the road with a lawned foregarden with central pathway and side gated access leading to the rear garden. To the rear of the property is a good sized garden offering a good degree of privacy with generous patio seating area, lawn with central concrete pathway, mature flower and herbaceous side borders, fenced perimeters, useful garden storage shed and external cold water tap.

## 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/>

## 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.



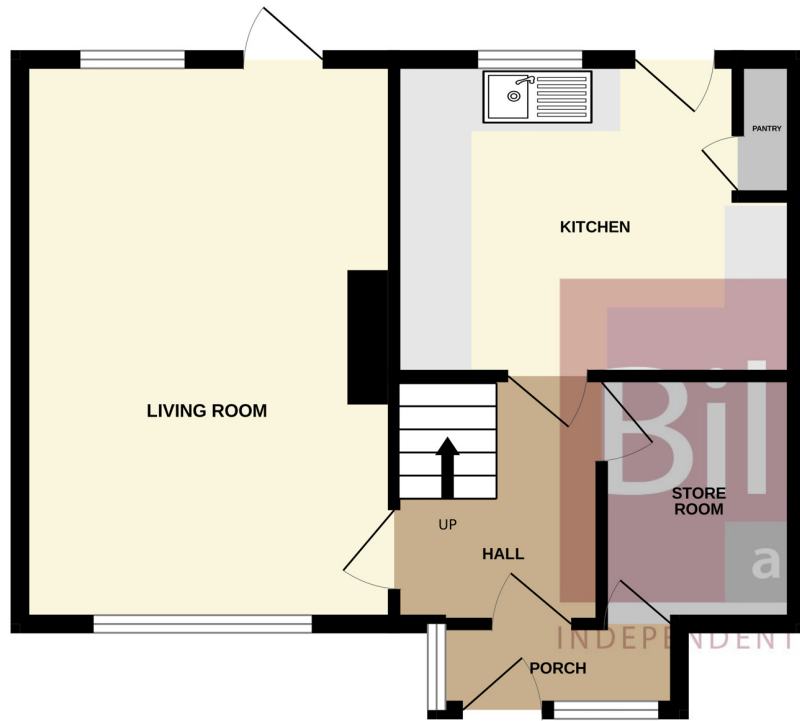
## VIEWING

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)

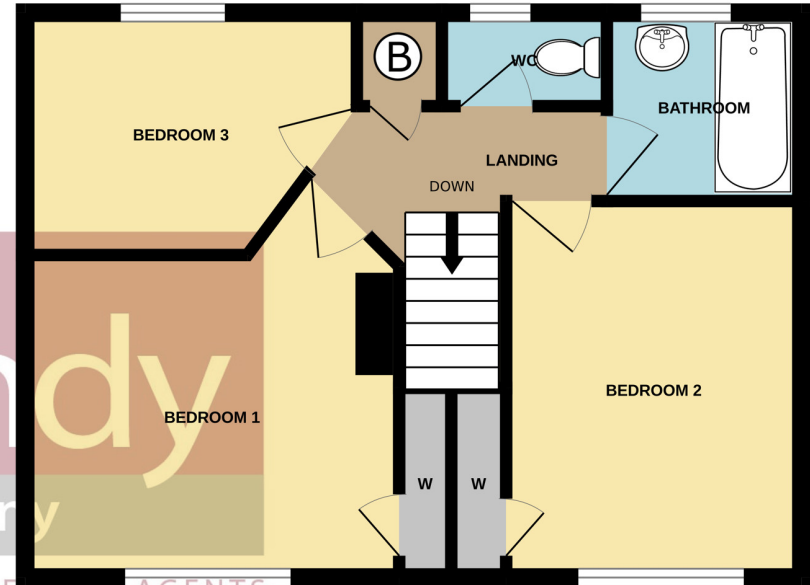
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient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



GROUND FLOOR



1ST FLOOR



16 BROOM COVERT ROAD, SWINFEN, LICHFIELD WS14 9QU

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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