



Bill Tandy  
and Company

15 George Lane, Lichfield, Staffordshire, WS13 6DU



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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 15 George Lane, Lichfield, Staffordshire, WS13 6DU

# £275,000

Bill Tandy are delighted to offer for sale this generous size town house arranged on three floors, perfectly located a stone's throw from the heartbeat of Lichfield city centre. The property enjoys easy access to all that Lichfield has to offer with shops, bars and restaurants all within walking distance, with the added benefit of train lines to Birmingham and London found nearby. This modern and updated town house is one of three within the complex enjoying its own rear garden and sheltered 2 allocated parking spaces accessed from the arched entrance from George Lane. The current owners have superbly improved and modernised the interior presentation to comprise a ground floor entrance hall, stairs to first floor with landing and two useful store cupboards. Further access to the lounge and improved dining kitchen. To the top floor are two good sized bedrooms and a improved family bathroom. As mentioned, garden to rear and two allocated parking spaces. Internal viewings are highly recommended.



### GROUND FLOOR ENTRANCE HALL

approached via external steps leading to the UPVC front entrance door and having laminate floor and stairs to first floor accommodation.

### FIRST FLOOR LANDING

having laminate floor, radiator, useful under stairs storage cupboard with shelving and providing space for fridge/freezer if required. A superbly fitted out pantry/larder style cupboard is located off the landing which was formerly used as a small office space. This provides superb storage space with shelving and light. Doors open from the landing

### LOUNGE

4.70m max x 3.66m (15' 5" max x 12' 0") having double glazed windows and French doors to rear garden, laminate floor, upright designer radiator and feature fireplace with marble hearth and inset, wooden surround and mantel above.

### RE-FITTED DINING KITCHEN

5.63m max x 2.71m (18' 6" max x 8' 11") having two double glazed windows to front, laminate floor, radiator, useful bench seat with storage, two light points, contemporary kitchen units comprising base cupboards and drawers surmounted by white marble style preparation slimline work tops, concealed wall mounted boiler, inset one and a half bowl sink with swan neck mixer tap, inset Beko oven with four ring electric hob above and extractor fan and integrated appliances include fridge and washing machine.

### REAR HALL

accessed from the lounge having rear door to garden, radiator and stairs to second floor accommodation.

### SECOND FLOOR LANDING

having loft access and doors leading off to:



### BEDROOM ONE

4.68m x 3.62m max into eaves (15' 4" x 11' 11" max into eaves) having a range of built-in wardrobes with sliding doors and under eaves storage area.

### BEDROOM TWO

5.66m x 2.80m max into eaves (18' 7" x 9' 2" max into eaves) having double glazed windows to rear, radiator and under eaves storage recess.

### BATHROOM

2.56m x 1.86m (8' 5" x 6' 1") tastefully modernised and having an obscure double glazed window to front, chrome heated towel rail and suite comprising vanity unit with wash hand basin and tiled splashback, low flush W.C. and bath with shower over and shower screen.

### OUTSIDE

Having an archway approach the property has two under cover allocated parking spaces with steps leading to a pedestrian gate which gives access to the rear garden. Set to the rear of the property is a low maintenance landscaped garden enjoying paved patio areas with wooden sleepers, gravelled area and pedestrian gate leading to the front.



## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIERS

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

## TENURE DETAILS

The property enjoys a freehold and leasehold title. The lease is a 125 year lease commencing from 1 June 1994 and a ground rent of £1 one off payment. Please note however, you will also have the benefit of being a joint Freeholder with the neighbouring two properties (No11 & 17). Details should be checked and verified by your solicitor before legal commitment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

Our client advises us that the property is Leasehold with an additional freehold interest in the title . Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

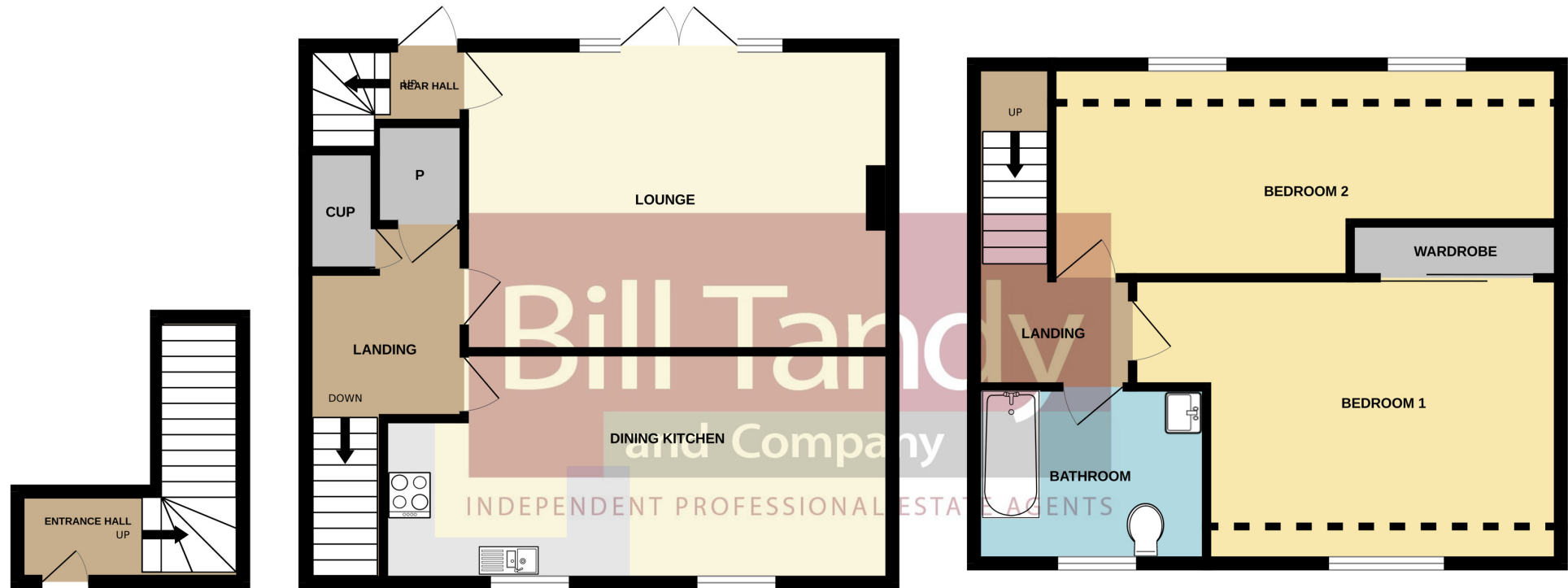
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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

2ND 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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