



34 Cromwells Meadow, Lichfield, Staffordshire, WS14  
9EW

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 34 Cromwells Meadow, Lichfield, Staffordshire, WS14 9EW

### £475,000 Offers Over

Bill Tandy and Company are delighted in offering for sale this generously sized detached bungalow located on the sought after road of Cromwells Meadow, positioned on the southern side of the cathedral city of Lichfield. The bungalow, which is offered with the benefit of no upward chain, provides generously sized accommodation on a superb sized plot and internal viewings are highly recommended. The accommodation briefly comprises entrance porch, 'L' shaped reception hall, generously sized lounge, dining room, kitchen, three bedrooms and updated shower room. There is parking to the front, a generously block paved driveway, garage, garden to rear and access to both sides.



#### PORCH

with door to front, double glazed window, tiled floor and internal door opening to:

#### 'L' SHAPED RECEPTION HALL

having store cupboard, radiator, access to loft and double doors open to:

#### LOUNGE

4.52m x 4.40m into bay (14' 10" x 14' 5" into bay) having a square walk-in bay window overlooking the rear garden, patio doors to patio, radiator and a feature and focal point fireplace having marble style hearth, inset, surround and mantel above housing an inset gas fire.

#### DINING ROOM

having double glazed window to front, radiator, laminate flooring and door to:

#### KITCHEN

4.34m x 2.44m (14' 3" x 8' 0") having double glazed window to rear, double glazed door to side pathway, useful storage cupboard, base and wall mounted storage cupboards, preparation work tops, inset sink unit and spaces ideal for white goods including fridge, washing machine and cooker.

#### BEDROOM ONE

4.01m x 3.34m (13' 2" x 10' 11") having double glazed window to rear and radiator.

#### BEDROOM TWO

3.70m x 3.34m (12' 2" x 10' 11") having double glazed window to front and radiator.

#### BEDROOM THREE

2.78m x 1.81m (9' 1" x 5' 11") this versatile bedroom could also be used as a home office having double glazed window to front and radiator.



#### UPDATED SHOWER ROOM

having obscure double glazed window to rear, chrome heated towel rail, contemporary suite comprising vanity unit with inset wash hand basin, low flush.W.C., tiled splashback surround and double shower cubicle with shower appliance over.

#### OUTSIDE

The property is superbly positioned on this desirable road located off Longbridge Road. Set to the front of the property is a generously sized block paved driveway leading to the garage, and there are gates to either side. There is a low maintenance gravelled area for additional parking if required. One of the distinct features of the property is its superb sized rear garden having a block paved patio area, shaped lawn and well stocked with mature trees and shrubs for screening. Set to the left hand side is a useful pathway with gate to the front and access to the garage. Set to the right hand side are useful brick built stores and slightly wider access gate provides a useful storage area for bins and is currently used as storage for a trailer.





## GARAGE

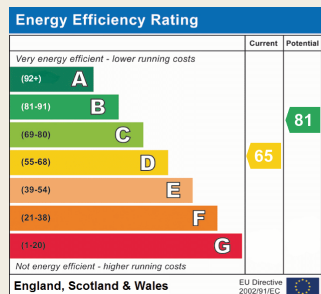
approached via an electrically operated entrance door and having window and door to side.

## COUNCIL TAX

Band E.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, 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

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

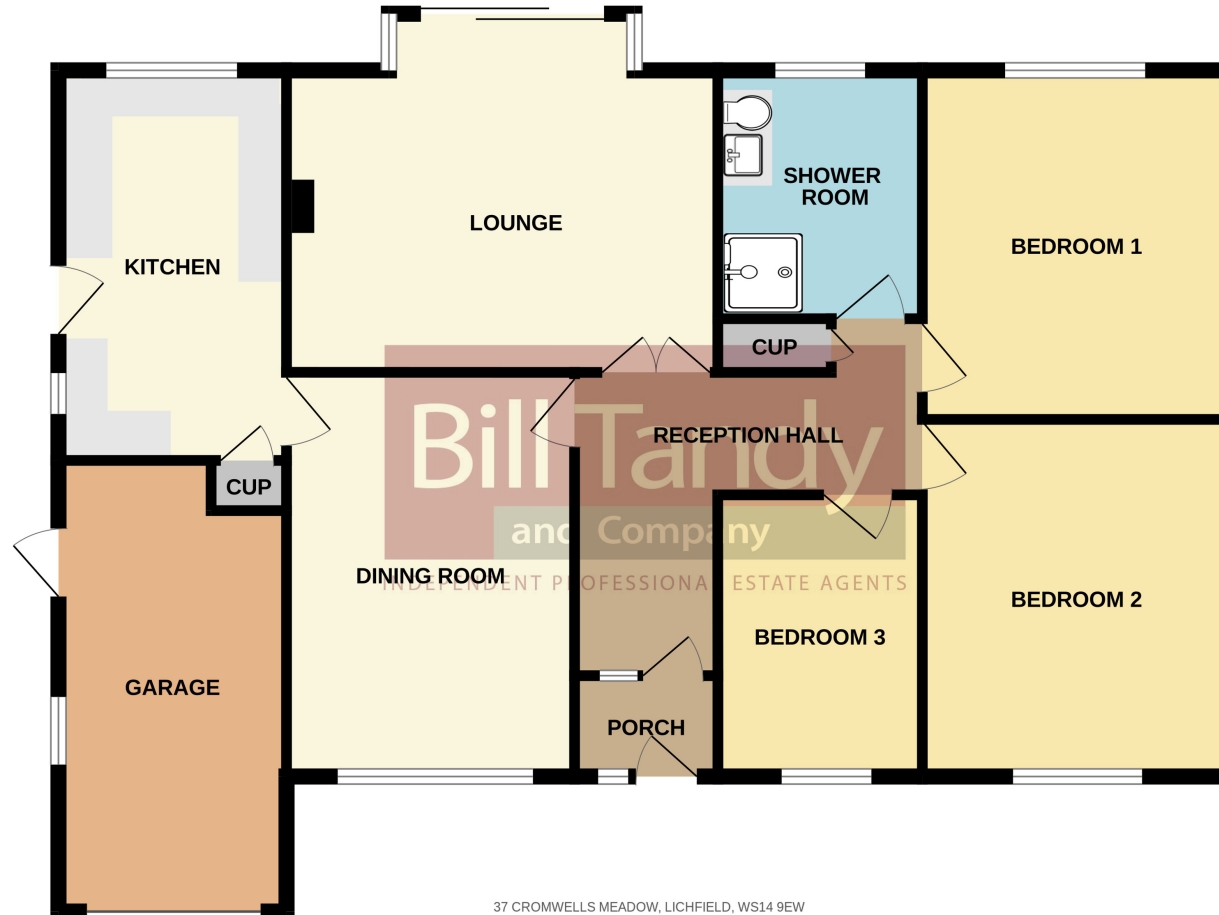
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



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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