



2 Levetts Fields, Lichfield, Staffordshire, WS13 6HY

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

and Company

## 2 Levetts Fields, Lichfield, Staffordshire, WS13 6HY

# £350,000

With its central location and available with vacant possession, this stylishly presented mid town house offers the perfect combination of flexible accommodation and ideal location. Just minutes walk from all that Lichfield city centre has to offer including the broad array of shopping and leisure facilities, together with the bus and rail stations, this centrally located property is an unexpected delight. Arranged across three floors, the top floor boasts a very large master bedroom suite with dressing area and en suite shower room. Two further bedrooms and a family bathroom on the first floor add to the family credentials. The ground floor has a good sized living room and a well fitted kitchen including appliances, whilst outside there is a landscaped town garden and two allocated parking spaces at the rear in the parking courtyard. With Lichfield's vibrant city centre lifestyle on your doorstep, this superb home is an excellent lifestyle choice for those looking for convenience and individuality. An early viewing is strongly recommended.



### CANOPY PORCH

with downlighter and sealed unit double glazed entrance door opening to:

### RECEPTION HALL

with radiator, central heating thermostat, stairs leading off and doors to further accommodation.

### FITTED GUESTS CLOAKROOM

having a W.C. suite with concealed cistern, Porcelanosa wash hand basin with mono bloc mixer tap, co-ordinated ceramic wall tiling, vanity mirror, tiled flooring, radiator, downlighters and extractor fan.

### LIVING ROOM

4.33m max x 3.82m (14' 2" max x 12' 6") having radiator and wide UPVC double glazed bay window to rear with double French doors opening out to the garden.

### BREAKFAST KITCHEN

3.89m x 2.67m (12' 9" x 8' 9") having pre-formed work surface space with base gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, integrated fridge, freezer, dishwasher and washer/dryer each with matching fascias, concealed wall mounted Ariston condensing gas central heating boiler with integral timer (which we understand from the vendor was installed two years ago and is still under warranty), built-in electric Neff oven with four ring gas hob, extractor hood and stainless steel splashback, ceramic floor tiling, radiator, one and a half bowl sink unit with mixer tap, UPVC double glazed window to front and downlighters.

### FIRST FLOOR LANDING

having double doored built-in cupboard housing the Megaflo pressurised hot water system. A further staircase rising to the second floor and doors lead off to further accommodation.

### BEDROOM TWO

3.80m x 3.23m (12' 6" x 10' 7") having UPVC double French doors opening to a Juliette wrought-iron balcony with views across central Lichfield and beyond, double and single built-in wardrobes and radiator.



### BEDROOM THREE

3.40m x 2.10m (11' 2" x 6' 11") having UPVC double glazed window to front and radiator.

### FAMILY BATHROOM

having a tiled panelled bath with mixer tap, Porcelanosa wash hand basin with mono bloc mixer tap, W.C. suite with concealed cistern, shower cubicle with thermostatic shower fitment and tiled surround, chrome heated towel rail/radiator, downlighters, extractor fan, electric shaver point and ceramic floor and wall tiling.

### SECOND FLOOR LANDING

having door to:

### MASTER BEDROOM SUITE

### BEDROOM AREA

3.80m x 3.10m (12' 6" x 10' 2") having UPVC double glazed dormer style window to front, radiator, downlighters and opening through to:

### DRESSING ROOM

2.50m x 2.00m (8' 2" x 6' 7") having double glazed skylight, radiator, downlighters, access to loft space and door to:





### EN SUITE SHOWER ROOM

having corner Quadrant shower cubicle, fully tiled and having a thermostatic shower fitment, Porcelanosa sanitaryware comprising wash hand basin with mono bloc mixer tap and W.C. suite with concealed cistern, co-ordinated ceramic floor and wall tiling, chrome heated towel rail/radiator, sealed unit double glazed skylight, downlighters and extractor fan.

### OUTSIDE

To the rear of the property is an easily maintained town garden with walled and fenced perimeters, gravelled borders, pathway and gated access to the parking area at the rear, where there are two allocated parking spaces in the parking courtyard.

### COUNCIL TAX

Band C.

### 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/>

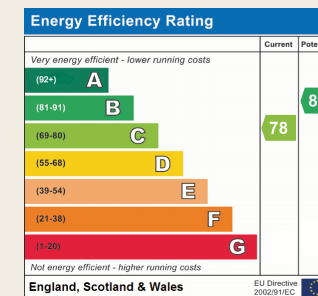


### ANTI-MONEY LAUNDERING AND ID CHECKS

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.

### LEASE TERMS

We understand the property is Leasehold with a term of 980 years remaining. There is an annual ground rent of approx £250 (to be confirmed) and a service charge for the property currently circa £322.75 per annum, which includes a contribution to the maintenance of the car park area and building insurance. Should you proceed with the purchase of the property, these details must be verified by your solicitor.



### TENURE

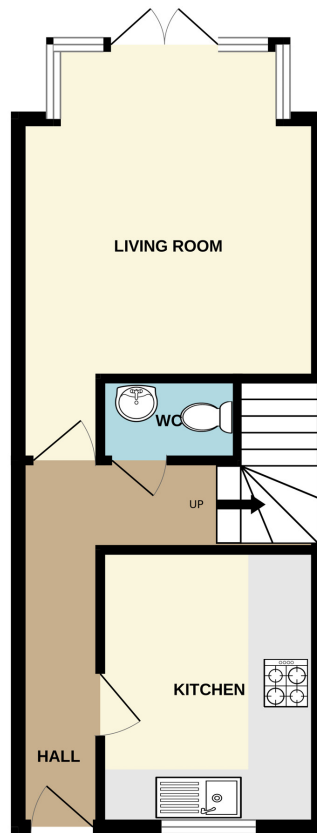
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

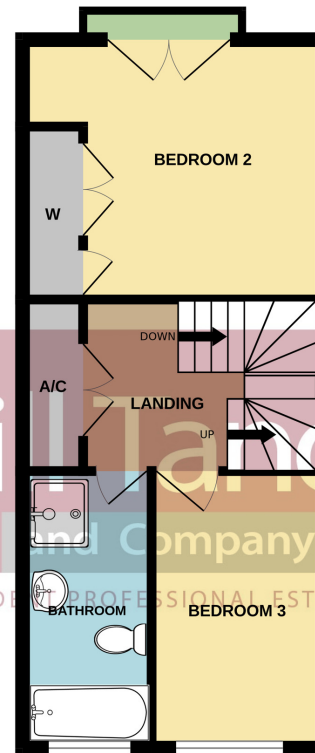
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

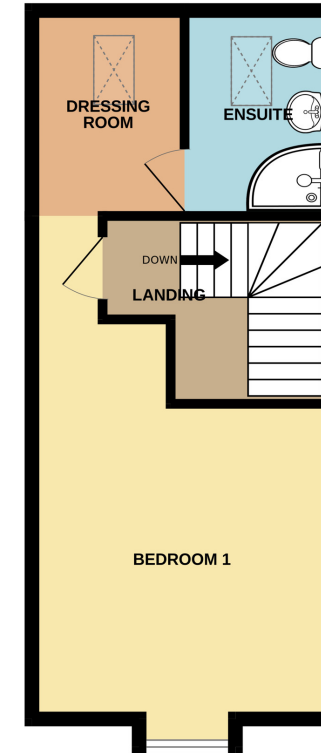
GROUND FLOOR



1ST FLOOR



2ND FLOOR



2 LEVETTS FIELDS, LICHFIELD WS1 6HY

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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