



2 Blackberry Avenue, Lichfield, Staffordshire, WS14 9GS

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 2 Blackberry Avenue, Lichfield, Staffordshire, WS14 9GS

# £340,000

Bill Tandy and Company are delighted in offering for sale this deceptively spacious and modern semi detached home located on Blackberry Avenue in this desirable location. This popular development, located off Cherry Orchard and within a short walking distance of the city centre of Lichfield, was built by Redrow and is close to all facilities within the city centre and within a highly desirable school catchment area. A range of primary schools and a secondary school are within walking distance of the property, and for this reason we strongly urge early viewings for the property to be fully appreciated. The property comprises hall, guests cloakroom, open plan through lounge/dining room, modern kitchen, three first floor bedrooms, en suite shower room, bathroom, garden to rear, garage and two parking spaces.



### CANOPY PORCH

having composite front entrance door which opens to:

### RECEPTION HALL

having radiator, stairs to first floor accommodation and doors open to:

### GUESTS CLOAKROOM

having radiator and modern white suite comprising corner wash hand basin with tiled surround and low flush W.C.

### LOUNGE/DINING ROOM

5.90m max x 5.86m max (19' 4" max x 19' 3" max) this generously sized reception room has double glazed windows to front, French doors to rear garden, two radiators, door to hall and useful under stairs storage cupboard.

### KITCHEN

3.45m x 2.88m (11' 4" x 9' 5") having double glazed door and window to rear, modern kitchen units comprising base cupboards and drawers with round edge work tops above with matching upstand splashback, wall mounted cupboards with under cupboard lighting, inset one a half bowl stainless steel sink, inset Smeg double oven with four ring gas hob and extractor fan above, radiator and spaces ideal for fridge/freezer, washing machine and dishwasher.

### FIRST FLOOR LANDING

having double glazed window to front, loft access, over stairs store cupboard and doors to:

### BEDROOM ONE

4.59m max x 4.19m max (15' 1" max x 13' 9" max) having double glazed window to rear, radiator, range of fitted wardrobes and door to:



### EN SUITE SHOWER ROOM

1.93m x 1.81m (6' 4" x 5' 11") having an obscure double glazed window to rear, suite comprising vanity unit with inset wash hand basin and storage, low flush W.C., shower cubicle with tiled surround and shower appliance over, tiled floor and chrome towel rail.

### BEDROOM TWO

3.65m max x 3.36m max (12' 0" x 11' 0") having double glazed window to rear and radiator.

### BEDROOM THREE

2.82m x 2.17m (9' 3" x 7' 1") having double glazed window to front and radiator.

### FAMILY BATHROOM

2.73m max x 1.92m (8' 11" max x 6' 4") having an obscure double glazed window to front, radiator and modern white suite comprising wall mounted wash hand basin, low flush W.C. and bath with shower screen and Mira shower appliance over and tiled surround.





## OUTSIDE

Set to the rear of the property is a paved patio, lawn area beyond, external power and a useful side gate to parking area where there are two generously sized parking spaces providing access to garage and side gate leading to the garden.

## GARAGE

5.15m x 2.81m (16' 11" x 9' 3") approached via an up and over entrance door and having light and power supply and useful loft storage area.

## COUNCIL TAX

Band D.

## DEVELOPMENT SERVICE CHARGE

The owner has informed us that a service charge for the upkeep of the development is payable at approximately £175 every 6 months. Details of which should be checked and verified by your solicitors before legal commitment.



## 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/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

## 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



2 BLACKBERRY AVENUE, LICHFIELD, WS14 9GS

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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