



12 Agincourt Road, Lichfield, Staffordshire, WS14 0GH

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy

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£430,000

Bill Tandy and Company are delighted in offering for sale this modern detached family home located on a sought after development on Agincourt Road. The property has a lovely secluded position along a shared approach, and there is a brick pillared and wrought-iron railing front perimeter leading to the foregarden and front door. With the benefit of no upward chain, the property needs to be viewed to be fully appreciated and briefly comprises reception hall, guests cloakroom, dual aspect lounge, conservatory, diningroom/snug/ground floor bedroom, modern kitchen, three first floor bedrooms, one having an en suite shower room, and main family shower room. Outside there is a side tandem parking area leading to the garage and a rear garden. The location is ideal for commuting with nearby access to A5, A38 and M6 toll road, and there is a superb range of facilities available within Lichfield cathedral city centre, where there are also rail links to Birmingham, London and Manchester via Lichfield City and Trent Valley railway stations. The property is available with the benefit of no upward chain, and early viewings are recommended.



CANOPY PORCH

leading to the composite double glazed front door which opens to:

RECEPTION HALL

having stairs to first floor with under stairs storage, cloaks store cupboard, radiator, spotlighting, coving and doors open to:

GUESTS CLOAKROOM

having pedestal wash hand basin with tiled surround, low flush W.C. and radiator.

LOUNGE

5.72m x 3.19m (18' 9" x 10' 6") being dual aspect with double glazed windows to front and side, radiator, coved ceiling and a feature and focal point fireplace with marble hearth, insert, surround and mantel housing an inset gas fire. Double glazed French doors open to:

DOUBLE GLAZED CONSERVATORY

2.76m x 2.50m (9' 1" x 8' 2") having double glazed French doors to side.

DINING ROOM/SNUG

2.95m max into recess (2.51m min) x 2.50m (9' 8" max into recess 8'3" min x 8' 2") could also be used as a working from home space having double glazed window to front, radiator, coved ceiling and recess.

MODERN FITTED KITCHEN

4.55m x 2.59m max into recess (1.95m min) (14' 11" x 8' 6" max into recess 6'5" min) having double glazed window to rear, double glazed door to garden, radiator, spotlighting, a range of Shaker style cupboards with contemporary chrome handles and square edge work tops above, tiled surround, wall mounted cupboards, useful under-cupboard lighting, pelmet lighting, inset stainless steel one and a half bowl sink, inset Bosch double oven and grill, Whirlpool four ring electric hob with extractor fan above, built-in fridge, freezer, space for dishwasher and washing machine and Glow-worm boiler.

FIRST FLOOR LANDING

having double glazed window to rear, loft access, spotlighting, airing cupboard and doors open to:



BEDROOM ONE

3.70m x 3.51m (12' 2" x 11' 6") having double glazed window to front, radiator, built-in double wardrobes and door to:

EN SUITE SHOWER ROOM

2.07m x 1.55m (6' 9" x 5' 1") having obscure double glazed window to front, chrome heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and double shower enclosure with shower appliance over and spotlights.

BEDROOM TWO

3.28m x 3.24m (10' 9" x 10' 8") having double glazed window to front, radiator and useful over stairs storage cupboard.

BEDROOM THREE

2.35m x 2.16m (7' 9" x 7' 1") having double glazed window to rear and radiator.

FAMILY SHOWER ROOM

2.51m x 1.92m (8' 3" x 6' 4") having obscure double glazed window to rear, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and generously sized shower enclosure with glass screen and shower appliance over, chrome heated towel rail and spotlighting.



OUTSIDE

To the front of the property is a foregarden with brick pillars, wrought-iron railings and hedged boundary, lawned areas and paved pathway leading to the canopy porch and front entrance. To the left hand side is a tarmac tandem length driveway providing parking and leading to the garage. The rear garden has a paved patio space, lawn, mature trees and shrubs and an additional feature block paved patio space with sheltered pergola above.

GARAGE

5.21m x 2.58m (17' 1" x 8' 6") approached via an up and over door and having light and power supply, loft storage and, double glazed door to rear garden.

COUNCIL TAX

Band D.

SERVICE CHARGE

We understand there is a Service Charge payable in respect of the development, which we understand is currently £283.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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.



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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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