

Bill Tandy
and Company

14 Whittle Street, Lichfield, Staffordshire, WS14 9GG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£259,950

** RECENTLY BUILT 2 BEDROOM HOME ON A SOUGHT AFTER DEVELOPMENT ** Bill Tandy and Company have the pleasure in offering for sale this modern and recently built semi-detached house built circa 2022 and located on the popular development of St John's Grange. Located on the south side of the cathedral city of Lichfield, the development is superbly positioned ideal for commuting with nearby A5, A38 and M6 Toll roads with additional nearby trainlines to Birmingham and London. The property itself offers modern living and would be an ideal first time purchase. Comprising a reception hall, guests cloakroom, lounge to front, open plan dining kitchen set to the rear, set off the first floor landing are two double bedrooms and a modern bathroom. Externally parking is located to front, and gardens to rear. Early viewings are highly recommended.



THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE:

RECEPTION HALL

Double glazed front entrance door, radiator, stairs to first floor and doors open to

GUEST CLOAKROOM

Double glazed front window, radiator, suite comprises a w.c. and a pedestal wash hand basin with tiled surround.

LOUNGE

2.95m x 4.66m (9' 8" x 15' 3") Double glazed front window, radiator and under-stairs cupboard. Door opens to

OPEN PLAN DINING KITCHEN

3.86m x 2.46m (12' 8" x 8' 1") Double glazed rear window and French doors to rear garden, radiator, modern kitchen units comprises base and wall cupboards, preparation work tops above with an inset stainless steel sink, inset cooker with hob and extractor above, spaces for white goods.

LANDING

Stairs from the ground floor reception hall ascends to the first floor landing, loft access and doors open to:

BEDROOM 1

3.88m into wardrobes x 2.47m (12' 9" into wardrobes x 8' 1") Double glazed window to rear, radiator and fitted wardrobes with sliding doors.

BEDROOM 2

3.88m x 2.6m (12' 9" x 8' 6") Double glazed windows to front, radiator and over stairs cupboard.



BATHROOM

1.92m x 1.71m (6' 4" x 5' 7") Double glazed window to side, radiator, modern suite comprises a pedestal wash hand basin, low flush w.c. bath with shower over and tiled splashback surround.

OUTSIDE

PARKING

With a tarmac driveway to front. Paved pathway to front entrance door and side gate.

REAR GARDEN

The vendor has tastefully landscaped the rear garden with paved patio, shaped lawn beyond, side gate and fencing surround.

DEVELOPMENT CHARGE

We understand the development has an annual charge of approximately £177. Details of this should be checked via your solicitors before legal commitment.



FURTHER INFORMATION/SUPPLIERS

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+)	A		97
(81-91)	B	83	
(69-80)	C		
(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 Freehold.
Should you proceed with the purchase of the property
these details must be verified by your solicitor.



VIEWING

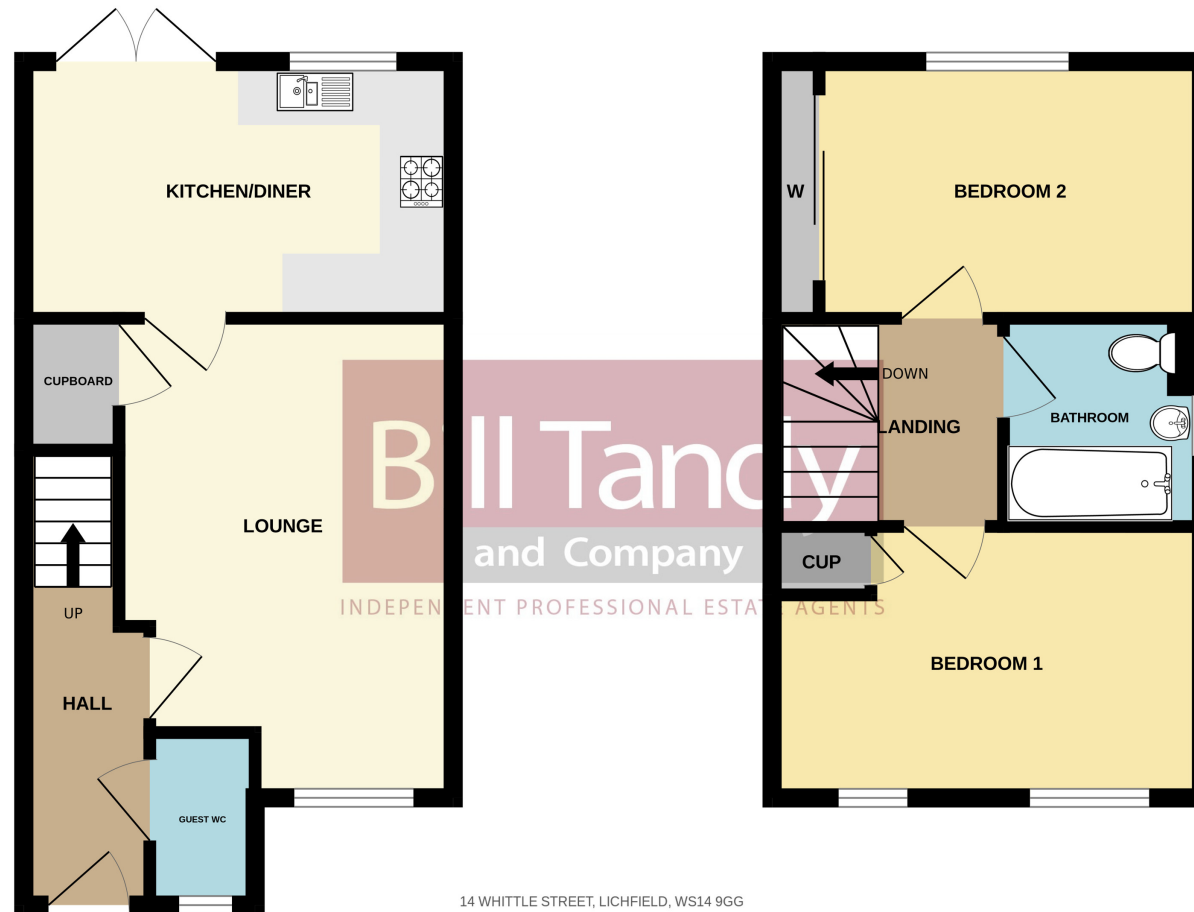
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.



GROUND FLOOR

1ST 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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