



56 Townfields, Lichfield, Staffordshire, WS13 8AA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£299,950

If character and charm is what you are searching for then this pretty end terraced cottage has it in abundance. Situated at the end of Townfields the property has a delightful feel throughout from its pretty entrance door opening into the delightful sitting room, through to a generous breakfast kitchen with bathroom and two bedrooms. The convenient location, just off the Western by-pass, is within easy walking distance of Lichfield city centre amenities including, of course, the railway station and nearby Beacon Park. The perfect combination of character and charm with the benefit of UPVC double glazing and combination gas central heating make this a perfect cottage ideal for first time buyers or downsizers. Rarely available on Townfields an early viewing of this delightful cottage would be strongly recommended.



CANOPY PORCH

having lantern with PIR detector and pretty cottage door with glazed insert opening to:

CHARMING SITTING ROOM

4.77m x 3.40m (15' 8" x 11' 2") having feature exposed brick fireplace with raised tiled hearth and free-standing cast-iron multi fuel burner flanked by useful storage cupboards, wood strip flooring, radiator, UPVC double glazed sash style window to front, beams to ceiling, feature display area with shelving and cupboards, further double radiator and door to:

REAR HALLWAY

having a continuation of the wood strip flooring, double radiator, built-in coats store cupboard, stairs leading off and double glazed stable type door to rear garden.

COTTAGE STYLE BREAKFAST KITCHEN

5.10m x 2.23m (16' 9" x 7' 4") having natural wood work tops with base storage cupboards and drawers, butler style enamel sink with mixer tap, matching wall mounted storage cupboards, space and plumbing for washing machine, space for cooker and fridge/freezer, double radiator, UPVC double glazed windows to rear and side, wood strip flooring, downlighters, ample space for breakfast table, wall mounted concealed Glow-worm gas central heating boiler with LCD timer and slimline integrated Neff dishwasher with matching fascia.

BATHROOM

having panelled bath with thermostatic shower fitment with shower hose and drencher shower and glazed screen, vanity unit housing the wash hand basin and W.C. suite with useful cupboard space, metro style tiling, dado panelling, obscure double glazed window, tiled flooring, radiator, downlighters and wall light point.



FIRST FLOOR LANDING

having doors leading off to:

BEDROOM ONE

3.67m x 3.40m (12' 0" x 11' 2") having the original fireplace with cast-iron insert, UPVC double glazed sash style window to front, hanging rail for clothing, loft access hatch with pull down ladder to a useful boarded loft space and picture rail.

BEDROOM TWO

3.21m x 2.46m (10' 6" x 8' 1") having double doored shelved storage cupboard, UPVC double glazed window to rear and radiator.

OUTSIDE

The property is set at the end of Townfields where there is communal parking for residents. To the rear of the property is a charming cottage garden with generous patio seating area with dwarf walling and archway leading to the lawn with stepping stone pathway, fenced perimeters, mature flower and herbaceous borders, useful garden shed, external lighting and power point.



RIGHT OF WAY

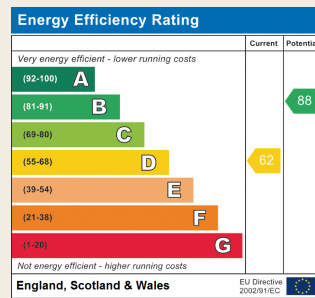
We understand there is an established right of way across the rear of neighbouring cottages which is currently obstructed and not used by the present owners. We are advised this could be re-established if needed.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electricity and Gas supplier - EON Next Energy. Telephone and Broadband – Virgin. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



TENURE

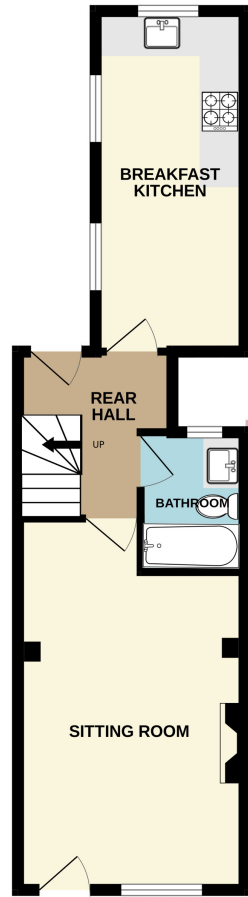
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

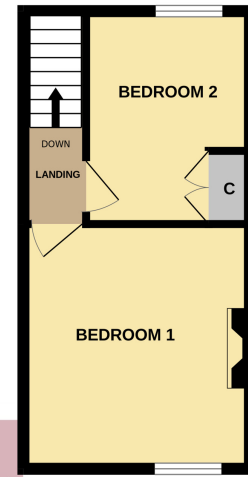
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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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