



50 Wissage Lane, Lichfield, Staffordshire, WS13 6DF

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**50 Wissage Lane, Lichfield,
Staffordshire, WS13 6DF**

£325,000 Offers Over

Bill Tandy and Company are delighted to offer for sale this superbly presented and extended modern end-terraced property located in the highly sought after road of Wissage Lane located off Scotch Orchard. The property further benefits from no upward chain. This highly sought after area is on the edge of the cathedral city of Lichfield which enjoys an abundance of amenities within walking distance of the property. The property itself, which we strongly urge is viewed internally for it to be fully appreciated, is set back from the road having tarmac parking area leading to the garage and front entrance. The accommodation comprises an entrance porch, reception hall, extended lounge/dining room, open plan family dining kitchen, three first floor bedrooms, modern updated bathroom. Externally there are well cared for gardens to the rear, garage and parking. Early viewings are highly recommended. Council Tax band C.



THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

PORCH

With a composite front entrance door, window to front, tiled floor and radiator, internal door opens to

RECEPTION HALL

with stairs with oak balustrade to first floor accommodation complimented with a understairs storage recess, tiled floor, window to front, open access into the kitchen whilst door opens to

EXTENDED LOUNGE/DINING ROOM

4.63m MAX x 5.36m (15' 2" x 17' 7") This superbly extended main reception room is complimented with a feature focal point and recessed fireplace with a tiled hearth, radiator, spot lighting. The dining area enjoys French door flanked by window either side opens to the rear garden.

MODERN BREAKFAST KITCHEN

3.15m MIN 5.52m MAX x 6.9m (18' 1" x 22' 8") Extending from front to rear, this generous size kitchen space enjoys an area for a dining or breakfast table providing an entertaining space, window to front with window shutter, tiled floor, 2 radiators and courtesy door to garage. The kitchen area enjoys spot lighting, a range of kitchen units comprising wall and base storage cupboards with work preparation tops above, stainless steel twin bowl sink, spaces for dishwasher and fridge freezer. Set to the rear section of the kitchen are French doors to garden, radiator and a concealed space area suitable for a washing machine and tumble dryer.

FIRST FLOOR LANDING

Stairs from the ground floor reception hall ascend to the first floor landing with oak balustrade, window to front, useful storage cupboard and doors open to



BEDROOM 1

3.8m x 3m (12' 6" x 9' 10") Window to rear with window shutters, radiator and useful built in wardrobe.

BEDROOM 2

2.68m x 3.74m (8' 10" x 12' 3") Window to rear with window shutters, radiator and useful built in wardrobe.

BEDROOM 3

2.37m x 2.55m (7' 9" x 8' 4") Window to front.

MODERN BATHROOM

2.81m MAX x 1.52m (9' 3" x 5' 0") With two windows to front, grey tiled floor, spot lighting, chrome towel rail, modern white suite comprises a wash hand basin, w.c. P-shaped shower bath with curved screen and shower over and full ceiling height tiled surround.

OUTSIDE

PARKING

With tarmac front driveway with block paved borders, further gravelled front garden with side wall, access to garage and porch front entrance door.



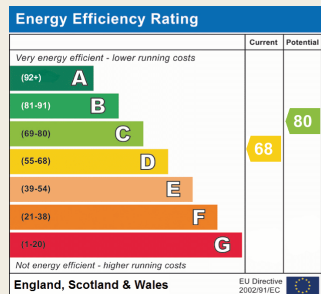
GARAGE/STORE

2.27m x 4.72m (7' 5" x 15' 6") With double opening front doors, useful inner courtesy door to kitchen.

REAR GARDEN

Set to the rear is a decking patio area with access doors from the kitchen and dining room, shaped lawn beyond, gravelled path leads to the rear appointed pergola, shrubs and trees for screening and rear gate.

COUNCIL TAX BAND C

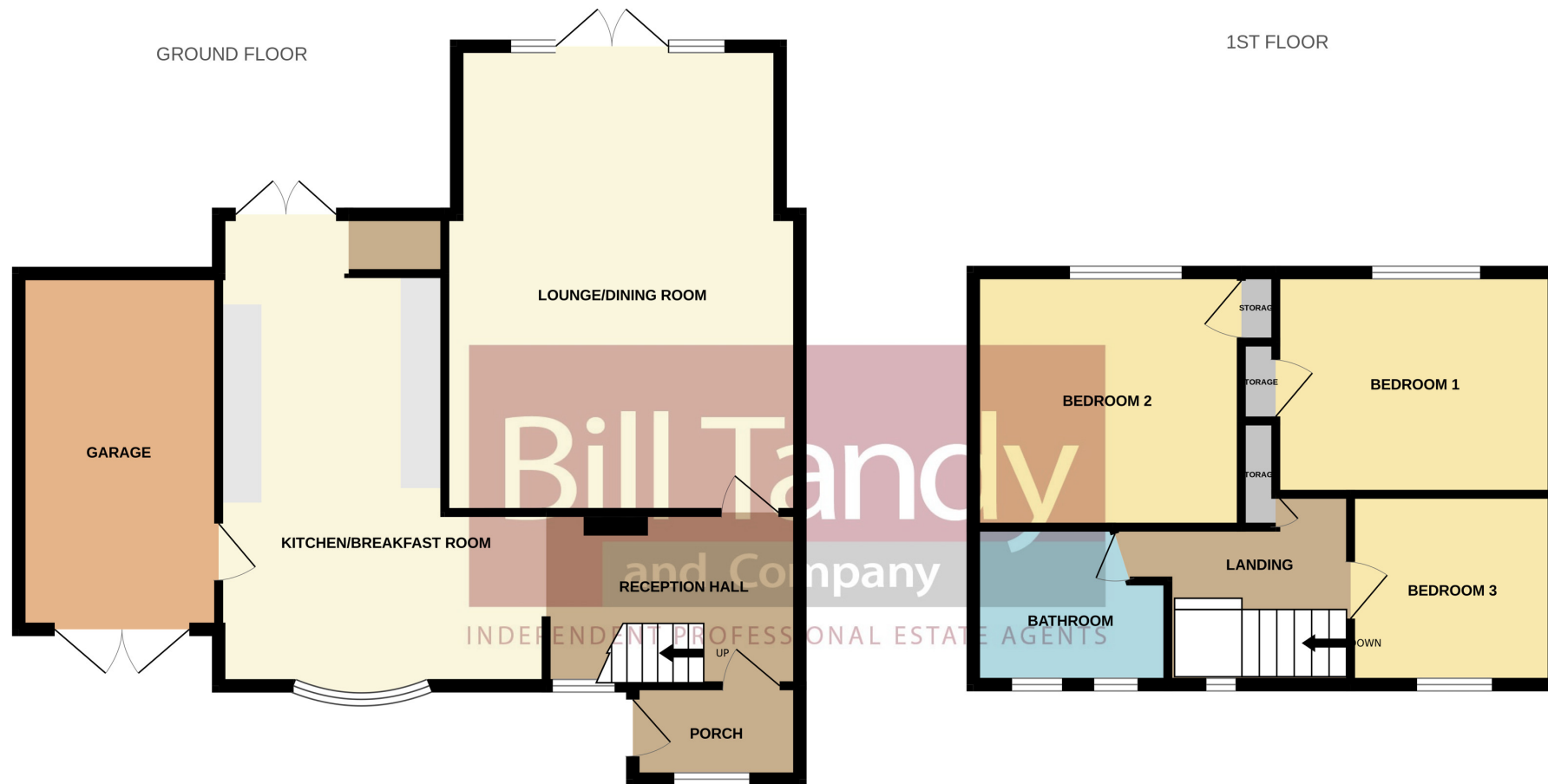


VIEWING

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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