



GROUND FLOOR

1ST FLOOR



11 IVANHOE ROAD, LICHFIELD WS14 9AY

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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11 Ivanhoe Road, Lichfield,
Staffordshire, WS14 9AY

£295,000 Freehold

This Period semi detached family home enjoys a most convenient and central location just minutes walk from Lichfield cathedral city centre. Available with vacant possession and the benefit of no upward chain, the property offers tremendous scope and potential for the imaginative buyer. The accommodation layout boasts three good bedrooms, two spacious reception rooms along with bathroom and kitchen. Outside the good sized and private rear garden also has a garage and gated driveway. A very popular road, and well established residential area, make this traditional home well worth an early viewing.



CANOPY PORCH

having glazed entrance door opening to:

RECEPTION HALL

having radiator and stairs leading off.

SITTING ROOM

4.25m max into bay x 3.62m (13' 11" max into bay x 11' 11") having central fireplace with fitted gas fire, walk-in bay window to front, double radiator and picture rail.

DINING ROOM

3.96m x 3.66m (13' 0" x 12' 0") having wooden fire surround with marble hearth and backing and inset living flame coal effect gas fire, sealed unit double glazed sash style windows to side and rear, double radiator, picture rail, coving and glazed door to:

KITCHEN

5.13m x 3.05m (16' 10" x 10' 0") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards including glazed display cabinet, single drainer sink unit, space and plumbing for washing machine, space for gas or electric cooker, UPVC double glazed double French doors opening out to the rear garden, further door to side, sealed unit double glazed window to side, fluorescent light strip, bi-fold door to pantry unit, wall mounted condensing gas central heating boiler and double radiator.

FIRST FLOOR LANDING

having loft access hatch and radiator.

BEDROOM ONE

3.66m x 3.90m (12' 0" x 12' 10") having full height and width fitted wardrobes with overhead storage cupboards, sash style window to front, radiator and picture rail.

BEDROOM TWO

3.94m x 2.91m (12' 11" x 9' 7") having useful shelving, built-in linen store cupboard and sash style window to rear.



BEDROOM THREE

3.09m x 3.03m (10' 2" x 9' 11") having sash style window to rear and radiator.

BATHROOM

having suite comprising panelled bath, pedestal wash hand basin and W.C., obscure double glazed window to side and double radiator.

OUTSIDE

To the rear of the property is a good sized garden with garage, and is set to lawn with hedged and fenced perimeters and flower and herbaceous side borders. There is an outside W.C. accessed via a door from the garden. At the end of the garden is a garage approached via a wrought-iron gated driveway to the rear.

GARAGE

(not measured) approached via an up and over entrance door.

COUNCIL TAX

Band C.



SUPPLIER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone 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	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (-1-20)	
Not energy efficient - higher running costs	
66	86
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.

