

Bill Tandy

and Company

10 Summer Grove, Lichfield, Staffordshire, WS13 6BE

Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

10 Summer Grove, Lichfield, Staffordshire, WS13 6BE

£245,000

Bill Tandy and Company are delighted in offering for sale this superbly well presented and updated mid terraced property, located on the small and select cul de sac of Summer Grove. The property has undergone substantial improvement by the present owners providing a contemporary interior with the benefit of anthracite grey windows. The property itself, which needs to be viewed to be fully appreciated, comprises entrance porch, lounge to front with feature log burner, open plan family dining kitchen to the rear with access to the garden, three first floor bedrooms and contemporary updated shower room. There is a block paved driveway to the front providing parking and low maintenance mainly paved rear garden with hardstanding which was previously used as a garage, and access gate to the rear.



ENTRANCE PORCH

with a composite contemporary front entrance door, double glazed window to front and internal door to:

LOUNGE

4.48m x 3.99m (14' 8" x 13' 1") having double glazed window to front, laminate flooring, radiator, feature fireplace with tiled hearth with cast-iron log burner, tile inset and beam above, door to staircase to the first floor and double doors open to:

OPEN PLAN RE-FITTED DINING KITCHEN

4.48m x 3.07m (14' 8" x 10' 1") located to the rear of the property and having double glazed windows and door to rear, radiator, tiled floor, modern contemporary units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted storage cupboards, inset sink unit, inset oven with four ring electric hob and extractor fan above, space for washing machine, space for fridge/freezer, useful under stairs storage cupboard, ceiling spotlighting and wall mounted boiler.

FIRST FLOOR LANDING

having doors opening to:

BEDROOM ONE

4.41m x 2.58m (14' 6" x 8' 6") having double glazed window to front, radiator and a superb range of fitted bedroom furniture comprising bedside cabinets, over bed storage cupboards and wardrobes.

BEDROOM TWO

2.85m x 2.57m (9' 4" x 8' 5") having double glazed window to rear, radiator and a superb range of fitted bedroom furniture comprising bedside cabinet, over bed storage and wardrobe.



BEDROOM THREE

3.09m x 1.83m (10' 2" x 6' 0") having double glazed window to front and radiator.

RE-FITTED SHOWER ROOM

1.78m x 1.65m (5' 10" x 5' 5") having double glazed window to rear, contemporary suite comprising built-in vanity unit with wash hand basin with brushed brass tap sanitaryware and storage, low flush W.C., corner shower cubicle with shower appliance over, full ceiling height tiling and tiled floor.

OUTSIDE

To the property of the property is a block paved driveway providing parking and access to the front entrance door. To the rear of the property is a low maintenance courtyard style garden enjoying a paved patio area, shed and gated access to the rear. (The hardstanding area was previously used for a garage).

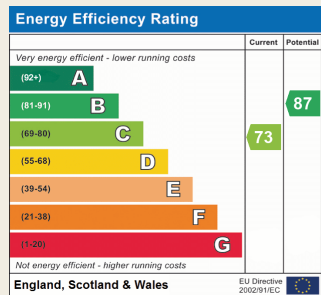
COUNCIL TAX

Band B.



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/>



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.

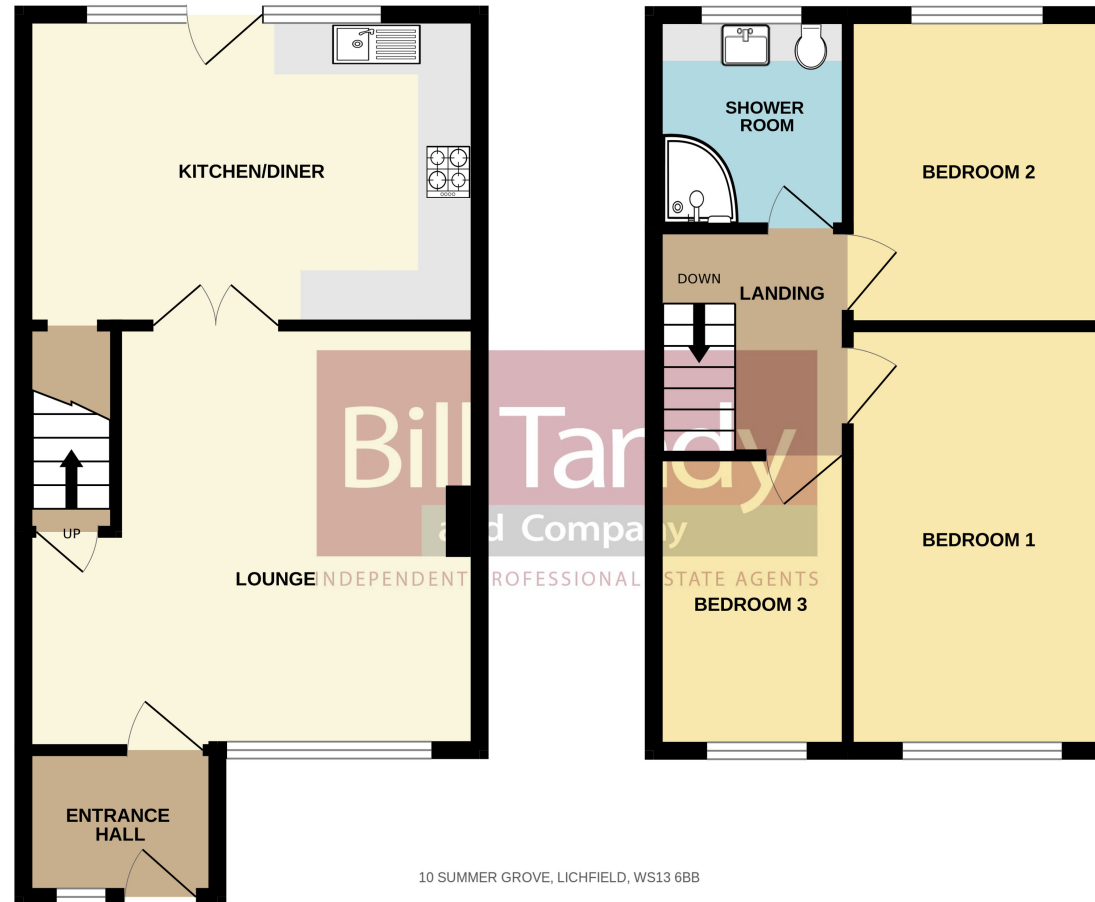
VIEWING

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



10 SUMMER GROVE, LICHFIELD, WS13 6BB

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.
Made with Metropix ©2025

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS