



23 Dam Street, Lichfield, Staffordshire, WS13 6AE

B

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**23 Dam Street, Lichfield,
Staffordshire, WS13 6AE**

£699,950

Standing in the very heart of the historic cathedral city of Lichfield on one of its oldest streets lies this highly impressive Grade 2 Listed town house. From its attractive but unassuming frontage the property opens to become a most generous family home across its three floors. With character, history and charm at every turn, the property fulfils all that you would expect of a mid 18th Century family home within this iconic area. Lichfield cathedral with its three spires is a near neighbour and one can enjoy a lovely morning coffee in the garden looking at the majestic spires towering over the garden wall. Unusually for property within the town centre there is also a gated driveway with parking for one car. Given that all that Lichfield has to offer is on its doorstep, this most convenient family home must be viewed internally to be fully appreciated.



RECEPTION HALL

approached via a glazed entrance door and having tiled floor, double radiator, wall light point and door to:

SITTING ROOM

4.90m x 4.64m (16' 1" x 15' 3") having a central fireplace with stove effect gas fire, sash window to front, revealed beams and double radiator.

FAMILY ROOM

4.50m x 3.80m (14' 9" x 12' 6") having feature brick fireplace, wood laminate flooring, double radiator, store cupboard and glazed double doors opening to:

ORANGERY

6.21m x 3.25m (20' 4" x 10' 8") a delightful addition to the property this double glazed orangery is flooded with natural light and has double doors out to the garden, wood laminate flooring, double radiator and glazed door to an inner passage with tiled floor which leads round to:

FITTED GUESTS CLOAKROOM

having W.C, vanity wash hand basin with mono bloc mixer tap, partial panelling to walls, extractor fan and heated towel rail/radiator.

LUXURY FAMILY BREAKFAST KITCHEN

4.61m x 4.01m (15' 1" x 13' 2") flooded with natural light via two large skylights and having natural wood work tops with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl contemporary stainless steel Michel Roux Jnr designed sink with mono bloc mixer tap, integrated dishwasher, fridge and freezer with matching fascias, built-in AEG electric oven and grill with integrated microwave and four ring gas hob, low energy downlighters, ceramic floor tiling with underfloor heating, wide UPVC double glazed window overlooking the courtyard garden and further floor to ceiling glazed corner and double glazed door to garden.

CELLAR

2.85m x 2.75m (9' 4" x 9' 0") with light and bottle racking.



FIRST FLOOR LANDING

having radiator and doors leading off to further accommodation.

BEDROOM ONE

6.70m overall x 4.71m max (22' 0" overall x 15' 5" max) the bedroom area having full height and width fitted wardrobes, window to front and double radiator and opening through to a Dressing Area which is well fitted with a range of wardrobes, dressing table and shelving space, double radiator and opening to the en suite.

EN SUITE SHOWER ROOM

having tiled shower cubicle with Triton shower fitment, close coupled W.C., pedestal wash hand basin with mono bloc mixer tap and vanity mirror with electric shaver point and lighting.

BEDROOM FIVE

3.50m x 2.80m (11' 6" x 9' 2") having window to front, fitted shelving and work space ideal for a home office with drawer and shelving space.



BATHROOM

having corner bath with mixer tap, large shower area with multi-point shower fitment, wash hand basin, W.C., radiator, comprehensive ceramic floor and wall tiling, window to side and built-in cupboard housing the Worcester combination gas central heating boiler.

SECOND FLOOR LANDING

having revealed wooden flooring, Velux window, access to eaves storage and doors leading off to further accommodation.

BEDROOM TWO

4.62m x 3.23m (15' 2" x 10' 7") having triple doored wardrobe, vanity wash hand basin and dormer style window to front.

BEDROOM THREE

3.36m x 2.92m (11' 0" x 9' 7") having double radiator, recessed area ideal for wardrobe and glazed double French style doors opening to a timber Balcony.

BEDROOM FOUR

3.61m x 2.80m (11' 10" x 9' 2") having revealed floorboards, dormer style window to front, radiator, access to loft space and vanity light with shaver point.



SHOWER ROOM

having a tiled shower area with Triton shower fitment, wash hand basin, W.C., window to rear and vanity light with shaver point.

OUTSIDE

The property is situated on the pedestrian area of Dam Street with direct access to the street. To the rear is a private walled and gated courtyard with electric gates opening to a block paved parking area at the rear, and a charming courtyard garden with mature shrubs and trees.

COUNCIL TAX

Band G.

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	62
(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

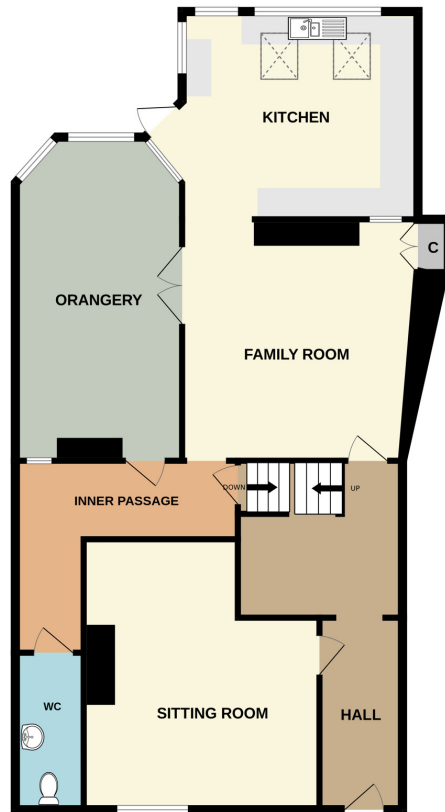
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

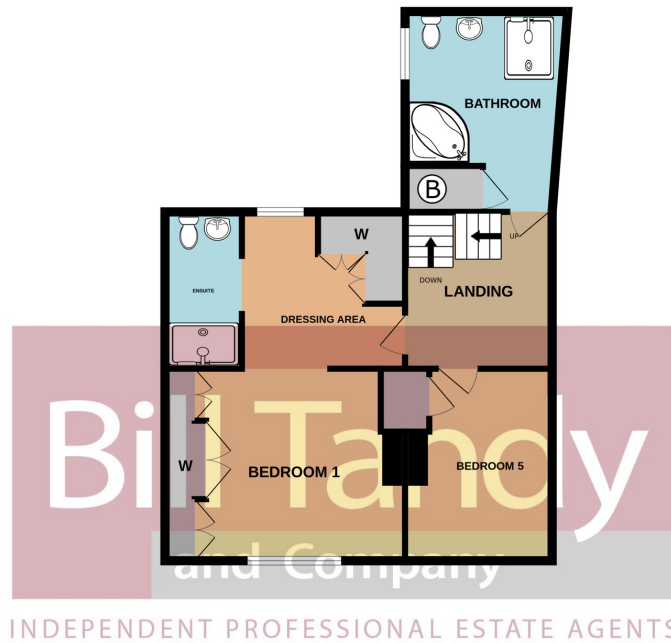
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

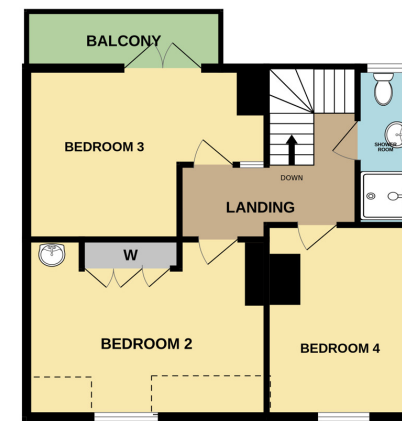
GROUND FLOOR



1ST FLOOR



2ND 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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