

Bill Tandy

and Company

7 Hall Road, Lichfield, Staffordshire, WS14 0FN

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**7 Hall Road, Lichfield, Staffordshire,
WS14 0FN**

£127,650

**** RECENTLY BUILT SHARED OWNERSHIP PROPERTY - EARLY VIEWINGS RECOMMENDED **** Bill Tandy and Company are delighted in offering for sale this 37% shared ownership property located on a popular development on the edge of Claypit Lane built by Taylor Wimpey Homes. The property provides a superb opportunity for a first time buyer to purchase an affordable home within the cathedral city of Lichfield. The accommodation briefly comprises an entrance area leading into the front appointed lounge, guests cloakroom, superb size open plan dining kitchen to rear, further Glass room set beyond with access to rear garden. Three bedrooms and modern bathroom. Externally provides ample parking located to the rear and a landscaped low maintenance garden. Internal viewings are highly recommended.



ON THE GROUND FLOOR

LOUNGE

4.69m x 4.05m (15' 5" x 13' 3") With entrance area complimented with a front entrance door, stairs to first floor with useful understairs recess ideal for desk or storage, tiled floor, radiator, double glazed window to front. Door opens to

OPEN PLAN DINING KITCHEN

4.67m x 4.67m (15' 4" x 15' 4") With tiled floor followed through from the lounge, useful store cupboard, radiator and double glazed rear window and door. The kitchen enjoys a range of modern base and wall mounted cupboards with round edge work tops, matching upstand splashbacks, inset over with four ring gas hob, stainless steel splashback and extractor fan above, spaces for washing machine, dishwasher and fridge freezer. Doors open to

GLASS ROOM

2.47m x 3.68m (8' 1" x 12' 1") This super rear additional is located from the kitchen with the benefit of glazed rear sliding doors and glass room.

GUEST CLOAKROOM

With a modern suite comprising a pedestal wash basin, low flush w.c. radiator and tiled floor.

ON THE FIRST FLOOR

LANDING

On the first floor the landing enjoys a radiator, stairs ascend from the ground floor and doors open to

BEDROOM 1

4.69m x 4.1m (15' 5" x 13' 5") With double glazed windows to front, loft access and radiator.



BEDROOM 2

3.07m max x 3.44m (10' 1" max x 11' 3") Double glazed rear window and radiator.

BEDROOM 3

(Not measured) Double glazed rear window and radiator.

BATHROOM

1.95m x 2.1m (6' 5" x 6' 11") with a chrome towel rail, modern white suite comprises a pedestal wash hand basin, tiling surround, low flush w.c., bath with shower screen and shower over.

OUTSIDE

PARKING

Located to the rear of the property tandem tarmac driveway and useful rear gate to access the rear garden.

REAR GARDEN

The rear garden has been superbly landscaped with low maintenance areas to include artificial lawn, pathway to the rear gate, decking provide a superb patio space, shed and wall and fenced surround.



SHARED OWNERSHIP INFORMATION

The property is offered for sale with a 37% share, however, a further percentage share may be available subject to affordability with Bromford Housing.

The monthly charges are:

Rent charges £535.10

Service charge £18.51

Building Insurance £19.32

Management fee £0.00

Reserves fund £0.00

Lease term remaining - 123 years

Should you proceed with the purchase of the property these details must be verified by your solicitor and an affordability check will be required with the housing association. Further details will be provided by the agent before acceptance,



LEASE DETAILS

The property is leasehold with 125 years from and including 1 April 2021. Lease to current owner commenced from 30 June 2023. Further details should be provided to you by your solicitors before legal commitment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(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 Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



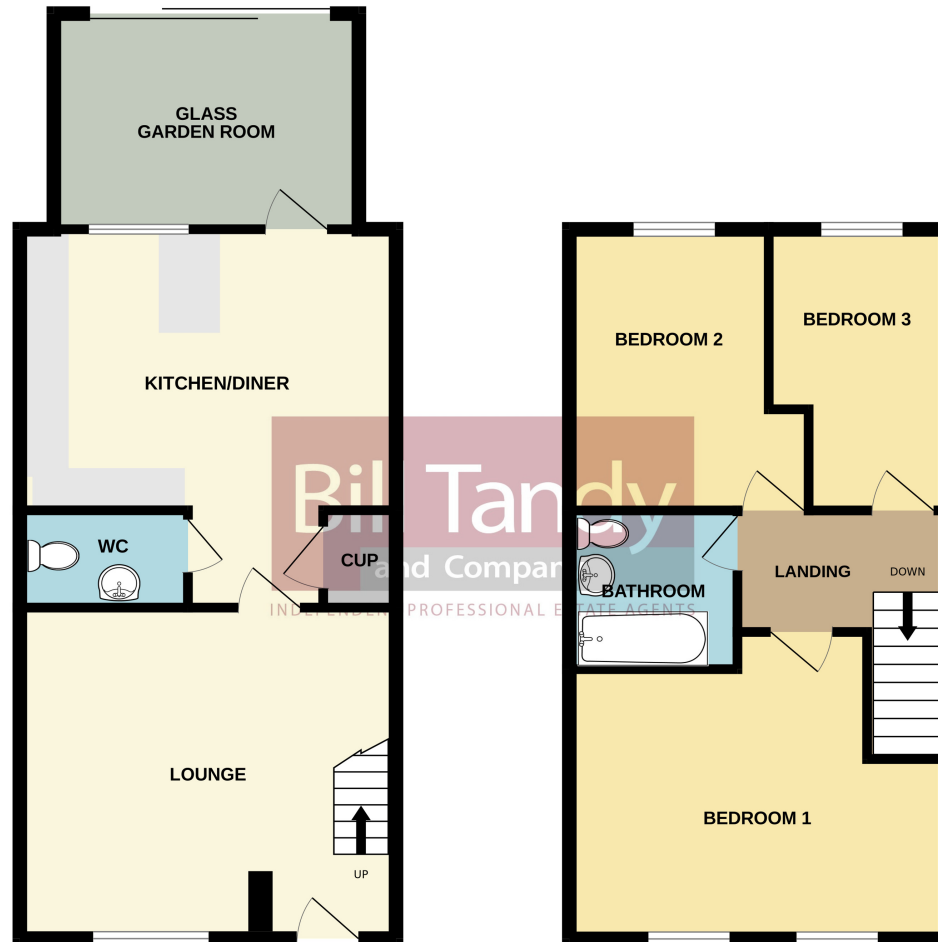
VIEWING

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



7 HALL ROAD, LICHFIELD, WS14 0FN

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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