

Bill Tandy
and Company

100 Purcell Avenue, Lichfield, Staffordshire, WS13 7PG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**100 Purcell Avenue, Lichfield,
Staffordshire, WS13 7PG**

£190,000

Enjoying a very convenient location, this mid terraced family home is perfectly positioned to take advantage of Lichfield's amenities. The property would be an ideal purchase for those looking to gain foothold in the Lichfield property market with its generous three bedroom accommodation layout which benefits from UPVC double glazing and partial central heating with a combination boiler. Available with the benefit of no upward chain and the potential for an early completion, we would strongly recommend an early viewing to avoid disappointment.



CANOPY PORCH

with UPVC entrance door with double glazed side screen opening to:

RECEPTION HALL

having radiator, LCD thermostat, stairs leading off, useful store cupboard and glazed door through to:

KITCHEN

3.38m x 2.26m (11' 1" x 7' 5") having pre-formed work surface space with base storage cupboards, wall mounted storage cupboards, single drainer stainless steel sink unit, space for fridge and cooker, space and plumbing for washing machine, double radiator, wall mounted Worcester combination condensing gas central heating boiler, UPVC double glazed window and door to rear garden and glazed door through to:

THROUGH LOUNGE/DINING ROOM

6.31m x 3.26m (20' 8" x 10' 8") having UPVC double glazed window to front, double glazed French door opening out to the rear garden, coving and double radiator.

FIRST FLOOR LANDING

having radiator, loft access hatch and doors leading off to:

BEDROOM ONE

3.60m x 3.24m (11' 10" x 10' 8") having UPVC double glazed window to front.

BEDROOM TWO

3.51m x 2.64m (11' 6" x 8' 8") having UPVC double glazed window to rear.

BEDROOM THREE

2.75m max x 2.50m (9' 0" max x 8' 2") having UPVC double glazed window to front and over stairs store cupboard.



SHOWER ROOM

having a generous double shower cubicle with aqua panelling and Triton electric shower fitment, wash hand basin, W.C., UPVC obscure double glazed window to rear and radiator.

OUTSIDE

To the front of the property is a walled foregarden with gated access to the pedestrian approach. To the rear of the property is a pleasant south facing rear garden having patio seating area and lawn, greenhouse and brick built store, fenced perimeters and gated access to the rear.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, 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/>



AGENTS NOTE

Please the property is of non-standard construction, believed to be concrete block. These details should be verified by your surveyor.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	84
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	

TENURE

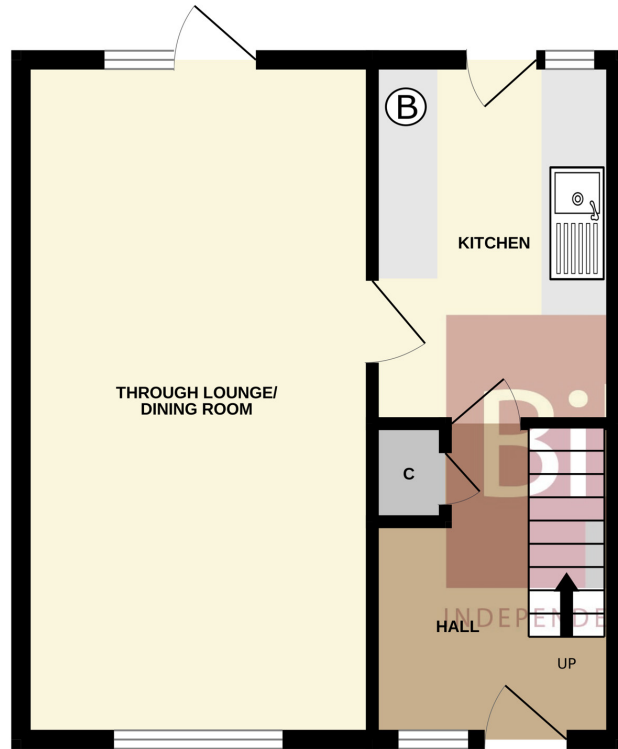
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

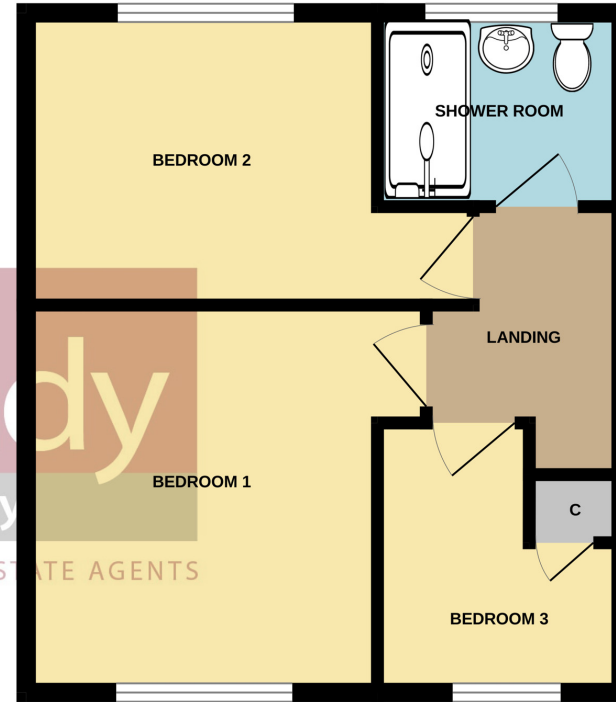
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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