

A two-story brick house with a blue garage door and a driveway with a white car. The house has a tiled roof and a chimney. The front garden is paved with red bricks. The sky is blue with white clouds.

DRAFT

15 Noddington Avenue, Lichfield, Staffordshire, WS14
9NQ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

15 Noddington Avenue, Lichfield, Staffordshire, WS14 9NQ

£325,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this modern semi detached home superbly located on the small and select cul de sac of Noddington Avenue. Offered with the benefit of no upward chain, the property is located in the sought after village of Whittington and is within walking distance of all the village facilities including the Co-op convenience store, popular pubs, cafe, take-aways, picturesque walks along the canal and Bit End field with childrens play area. The property provides modern accommodation comprising reception hall, lounge, separate dining room, modern kitchen, three generously sized first floor bedrooms and updated shower room. One of the distinct features is the upgraded block paved frontage providing parking for numerous cars and leading to the garage. The garden to the rear is generously sized and leads down to the canal at the rear. We strongly urge the property is viewed internally for it to be fully appreciated.



CANOPY PORCH AREA

having a panelled glazed front entrance door which opens to:

RECEPTION HALL

having radiator, stairs to first floor, useful understairs 'L' shaped storage cupboard providing an ideal space for white goods if required, obscure double glazed window to side, light and power.

LOUNGE

4.30m into bay x 3.18m (14' 1" into bay x 10' 5") having walk-in double glazed bay window to front, radiator and feature and focal point fireplace having a flagstone hearth with exposed brick surround and mantel above housing an inset gas fire with chrome surround. Sliding doors open to:

DINING ROOM

3.20m x 2.74m (10' 6" x 9' 0") having double glazed patio doors opening to the rear garden, radiator and serving hatch.

KITCHEN

3.56m x 2.26m (11' 8" x 7' 5") this superbly updated kitchen has a double glazed door and window to rear, radiator, feature LVT flooring, high gloss base cupboards and drawers with round edge work tops above, tiling surround, wall mounted cupboards, inset stainless steel sink with drainer, inset Bosch oven with Bosch four ring induction hob above and extractor canopy and spaces ideal for dishwasher and fridge/freezer.

FIRST FLOOR LANDING

having an obscure double glazed window to side, loft access, radiator and doors opening to:



BEDROOM ONE

3.65m x 3.18m (12' 0" x 10' 5") having double glazed window overlooking the rear garden and canal beyond, radiator and built-in double wardrobe.

BEDROOM TWO

3.66m max (3.33m min) x 3.21m (12' 0" max 10' 11" min x 10' 6") having double glazed window to front, radiator and built-in double wardrobe.

BEDROOM THREE

2.90m x 2.08m (9' 6" x 6' 10") having double glazed window to front, radiator and built-in single wardrobe.

SHOWER ROOM

2.54m max x 2.24m (8' 4" max x 7' 4") having an obscure double glazed windows to rear, radiator, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with aqua-boarding surround and shower appliance over and boiler cupboard housing the Worcester boiler.



OUTSIDE

The property is superbly positioned on this small and select cul de sac and has a generously sized block paved driveway to the front providing parking for numerous vehicles and leading to the garage and front entrance door. To the rear of the property is a paved patio space ideal for entertaining, feature circular paved feature beyond with lawns either side, additional block paved patio area leading down to the canal with hedged and fenced surround and greenhouse.

GARAGE

5.07m x 2.41m (16' 8" x 7' 11") approached via an up and over entrance door.

COUNCIL TAX

Band C.

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.

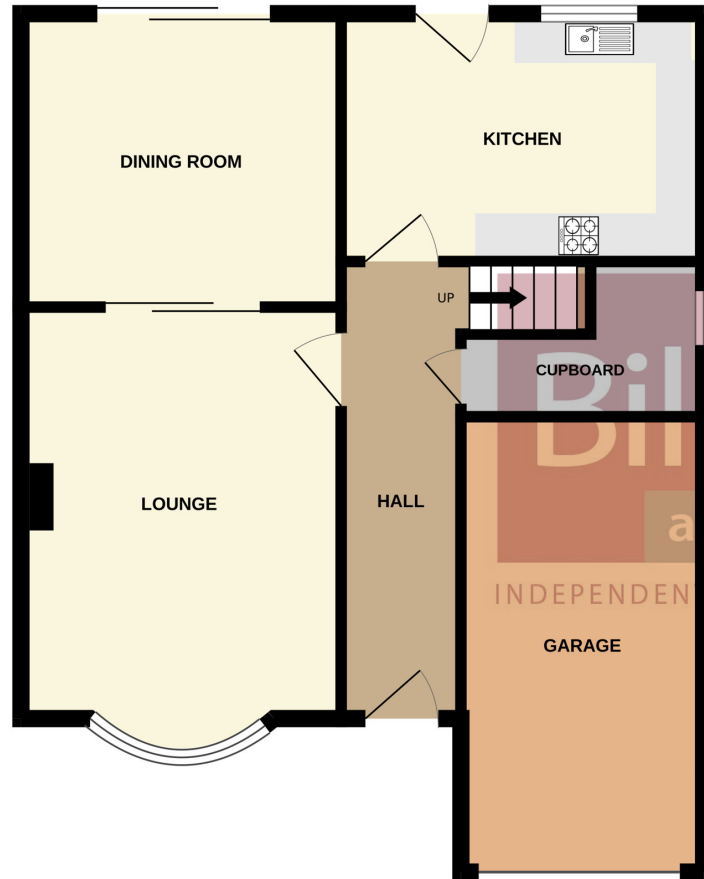


VIEWING

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



15, NODDINGTON AVENUE, WHITTINGTON, WS14 9NQ

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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