



DRAFT

10 Netherbridge Avenue, Lichfield, Staffordshire, WS14
9UF

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

10 Netherbridge Avenue, Lichfield, Staffordshire, WS14 9UF

£310,000

This delightfully presented semi detached bungalow enjoys a lovely setting in a cul de sac location on the popular Boley Park. Perfect for accessing local facilities with a choice of shops on Boley Park itself, and Lichfield city centre within easy reach. The property is available with no upward chain and vacant possession and has been freshly decorated throughout and re-carpeted. The comfortable layout provides a spacious living room, kitchen, two good bedrooms and bathroom. The garden to the rear is a particular delight, being both of a good size and offering a good degree of privacy. In addition there is a good sized garage and ample driveway parking. With bungalows in such high demand and scarcely available, an early viewing of this lovely example is strongly recommended.



RECEPTION HALL

approached via an obscure glazed UPVC entrance door and having radiator, built-in linen store cupboard and loft access hatch with pulldown ladder.

LIVING ROOM

5.00m x 3.40m (16' 5" x 11' 2") having a central fireplace with tiled hearth and inset gas living flame coal effect fire (not tested), UPVC double glazed bow window to front, two radiators, coving and opening through to:

KITCHEN

2.62m x 2.00m (8' 7" x 6' 7") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including display cabinet, built-in electric oven and grill with four ring gas hob and concealed extractor, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, radiator, comprehensive ceramic wall tiling, UPVC double glazed window to front and space for fridge.

BEDROOM ONE

3.80m max x 3.10m (12' 6" max x 10' 2") having two double wardrobes with mirrored doors and overhead storage cupboards, UPVC double glazed window overlooking the rear garden and radiator.

BEDROOM TWO

2.80m x 2.30m (9' 2" x 7' 7") having radiator and UPVC double glazed French door with side screen opening to the rear garden.

BATHROOM

having a suite comprising corner bath with mixer tap and thermostatic shower fitted over, pedestal wash hand basin and close coupled W.C., electric heated towel rail, comprehensive wall tiling, vanity light with shaver point and mirrored vanity cabinet, UPVC obscure double glazed window and extractor fan.



OUTSIDE

The property is set back off the road with a lawned foregarden and block paved driveway. To the rear is a good sized, established and private garden with fenced perimeters, generous patio area with dwarf retaining wall and side pathway, lawn, good sized garden storage shed and established flower and herbaceous borders.

GARAGE

6.20m x 2.37m (20' 4" x 7' 9") approached via an up and over entrance door and having fluorescent light and power points and glazed door to rear garden.

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.



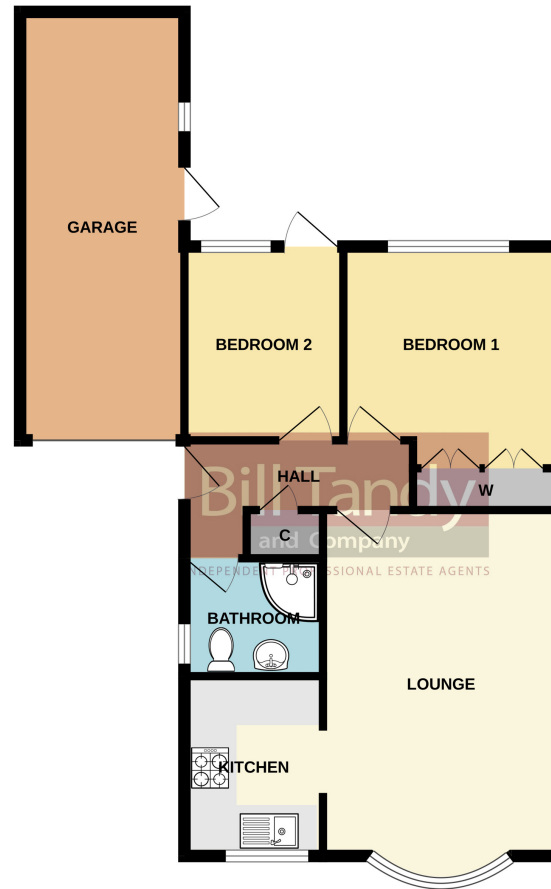
VIEWING

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



10 NETHERBRIDGE AVENUE, LICHFIELD WS14 9JF

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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