



30 Windmill Close, Lichfield, Staffordshire, WS13 7HX

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy



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# £190,000

Bill Tandy and Company are delighted in offering for sale this generously sized three bedroom mid terraced home, located on the small and select cul de sac of Windmill Close. The road is only a short distance away from the historic cathedral city centre of Lichfield, and there are popular schools nearby, and also the Morrisons superstore. The house itself, which is offered with the benefit of no upward chain, needs to be viewed to be fully appreciated and briefly comprises reception hall, lounge/dining room, kitchen, useful home office/laundry room, three good sized first floor bedrooms and a modern updated shower room. There are gardens to both front and rear. Lichfield provides superb access for commuters with train services to London, Manchester and Birmingham, and road links including the M6 toll, A5, A38 and M6. The city centre offers a variety of thriving bars, restaurants and shops, and also the award winning Beacon Park, Lichfield cathedral and the Cathedral private school.



### RECEPTION HALL

having obscure double glazed entrance door and window to front, radiator, stairs to first floor and door opens to:

### LOUNGE/DINING ROOM

5.30m x 3.72m max (2.55m min) (17' 5" x 12' 2" max 8'4" min) having double glazed window to front, double glazed patio doors opening to the rear garden, radiator and feature fireplace having marble style hearth and inset, wooden surround with mantel and housing a gas fire. Door opens to:

### KITCHEN

4.90m x 2.39m max (16' 1" x 7' 10" max) having two double glazed windows to rear, obscure double glazed door to patio, radiator, useful under stairs store cupboard, base cupboards with round edge work tops, matching wall mounted cupboards, inset stainless steel sink, spaces ideal for cooker and white goods and an archway leads through to:

### OFFICE/LAUNDRY

2.790m x 2.72m (9' 2" x 8' 11") this versatile former outhouse could be used as a home office or a laundry room having obscure glazed entrance door to front, double glazed window, meters and radiator.

### FIRST FLOOR LANDING

having loft access, boiler cupboard housing the Vaillant boiler, gas heater and doors open to:

### BEDROOM ONE

4.29m max (3.77m min) x 3.60m (2.90m min) (14' 1" max 12'4" min x 11' 10" max 9'6" min) having double glazed window to front, radiator and wardrobe recess.

### BEDROOM TWO

3.54m x 2.75m (11' 7" x 9' 0") having double glazed window to front, radiator and double doors opening to useful over stairs wardrobe.



### BEDROOM THREE

2.86m x 2.29m (9' 5" x 7' 6") having double glazed window to rear and radiator.

### SHOWER ROOM

this modern updated shower room has an obscure double glazed window to rear, chrome heated towel rail, tiled floor and modern suite comprising vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C. and shower cubicle with Triton shower appliance over.

### OUTSIDE

Set in a secluded position the property has a small walkway to the front leading to the properties along Windmill Close. To the front of the property is a paved pathway leading both front entrance doors, and the foregarden has two shaped lawned areas, fenced and hedged perimeter and gravelled and flower bed borders. To the rear of the property is a paved patio area with external water tap, coal bunker, steps lead up to a raised shaped lawn with flower bed borders, shed and greenhouse and fenced surround.

### COUNCIL TAX

Band B.

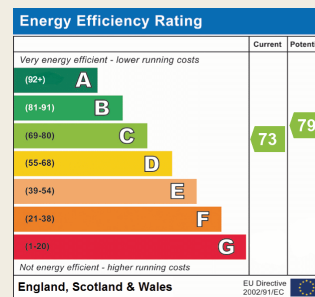


### FURTHER INFORMATION/SUPPLIES

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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.

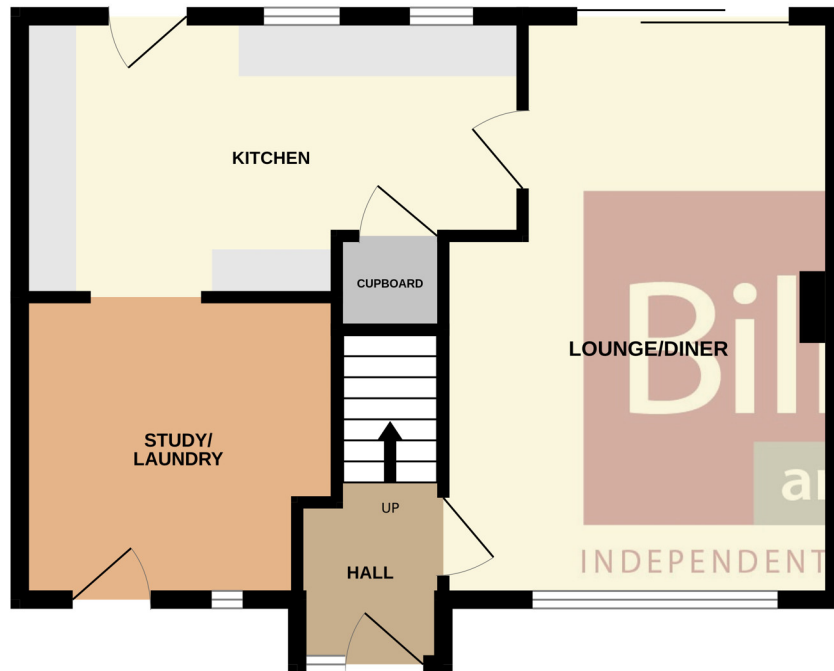
### VIEWING

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](mailto: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



30 WINDMILL CLOSE, LICHFIELD, WS13 7HX

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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