

Bill Tandy
and Company

5 Osprey Street, Streethay, Lichfield, Staffordshire, WS13
8WL

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£269,950

Built just four years ago by Miller Homes this ideally located semi detached property enjoys a pleasant cul de sac setting close to open countryside. Well presented throughout and with the benefit of a landscaped rear garden, the property has two good double bedrooms, together with a spacious living room. Also in the garden there is the added benefit of an insulated timber home office perfect for those working from home. The area of Streethay has become a particularly popular residential part of the Lichfield district, and offers good local facilities including a popular primary school and local shops. The Lichfield Trent Valley railway station is within easy walking distance, and there are excellent road commuter links to surrounding commercial centres. To fully appreciate the accommodation on offer an early viewing would be strongly recommended.



CANOPY PORCH

with PVC composite entrance door opening to:

RECEPTION HALL

with radiator, stairs leading off and door to:

FAMILY LIVING ROOM

4.78m x 4.06m (15' 8" x 13' 4") having UPVC double glazed double French doors opening out to the rear garden, two double radiators and useful under stairs storage cupboard.

FITTED GUESTS CLOAKROOM

having a close coupled W.C., wash hand basin with mono bloc mixer tap and tiled splashback, radiator and ceramic floor tiling.

KITCHEN

3.50m x 2.00m (11' 6" x 6' 7") having ample pre-formed work surface with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Zanussi electric double oven and grill with four ring gas hob, stainless steel splashback and extractor, space and plumbing for washing machine, integrated dishwasher with matching fascia, space for fridge/freezer, Kickspace floor heater, one and a half bowl stainless steel sink unit with mono bloc mixer tap, attractive metro style tiling and UPVC double glazed window to front.

FIRST FLOOR LANDING

with spindle balustrade, access to loft and doors leading off to:

BEDROOM ONE

4.06m x 3.00m (13' 4" x 9' 10") having UPVC double glazed window to rear and radiator.



BEDROOM TWO

4.06m x 3.05m (13' 4" x 10' 0") having two UPVC double glazed windows to front, radiator and built-in store cupboard housing the combination gas central heating boiler.

BATHROOM

having suite comprising panelled bath with mixer taps and separate thermostatic shower fitment fitted over with hose and drencher shower and glazed screen, vanity wash hand basin with mono bloc mixer tap and close coupled W.C., co-ordinated tiled splashbacks, ceramic floor tiling, chrome heated towel rail/radiator and extractor fan.



OUTSIDE

The property is set back off the road with a side tarmac driveway providing parking for a couple of cars and gated entrance leading to the rear garden. To the rear of the property is an established private garden with slabbed patio seating area and gravelled pathway, lawn, raised beds, fenced perimeters, timber constructed home office with light and power and separate home bar perfect for entertaining, external wall lantern with PIR detector, useful cold water tap and external power points.

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/>

We understand there is a Service Charge payable in the sum of circa £250.00 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	82	
(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 Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

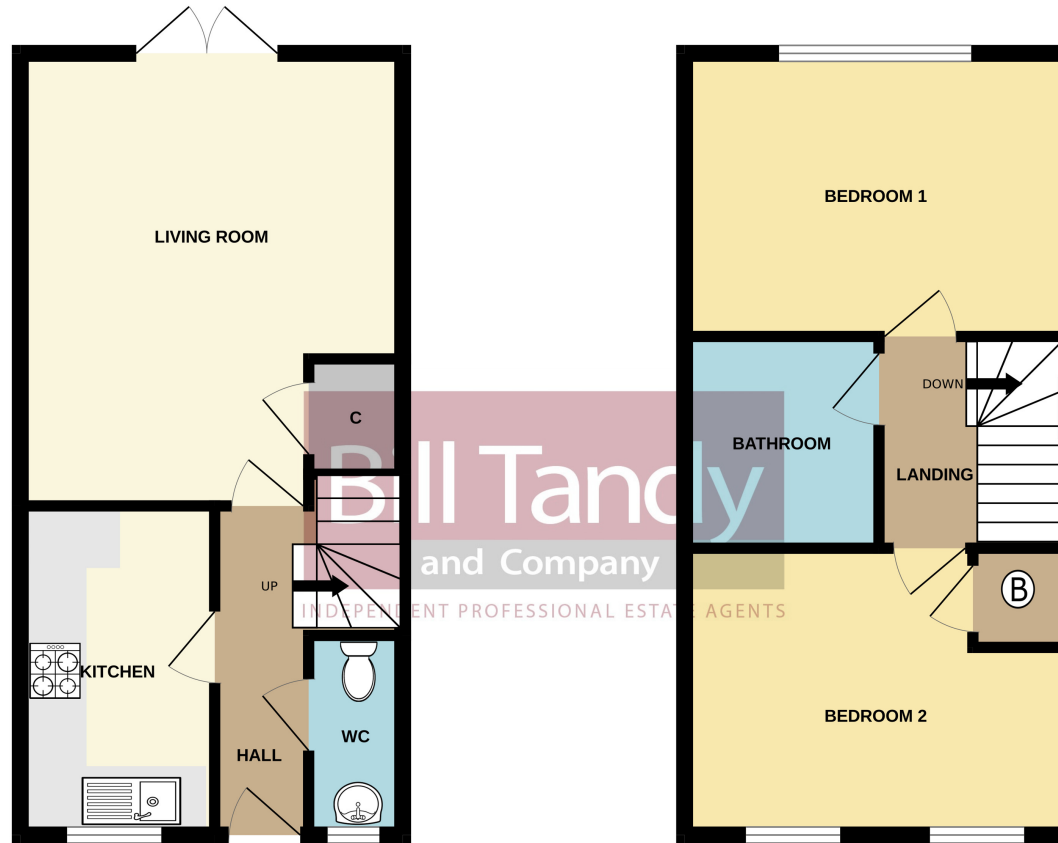
VIEWING

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



5 OSPREY STREET, STREETHAY, LICHFIELD WS13 8WL

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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