



6 Rocklands Crescent, Lichfield, Staffordshire, WS13 6DH

Bill Tandy

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 6 Rocklands Crescent, Lichfield, Staffordshire, WS13 6DH

# £365,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this generously sized semi detached house which has been renovated and refurbished to a high standard by the current owners. Rocklands Crescent is ideally situated in a popular setting with a range of amenities found within walking distance in Lichfield's cathedral city centre. The property has a superb internal specification and for this reason we recommend internal viewings for the property to be appreciated. The accommodation briefly comprises hall, lounge, dining room, modern open plan breakfast kitchen, three first floor bedrooms, modern updated shower and separate W.C. Parking is found to the front leading to the garage, and there is a superb sized rear garden. Early viewings are highly recommended.



### RECEPTION HALL

approached via a wooden front entrance door and having encasement double glazed window to front, LVT floor, radiator, area for coats storage and door opens to:

### LOUNGE/DINING ROOM

4.96m max x 3.76m max (16' 3" max x 12' 4" max) this generously sized through reception room opens into the breakfast kitchen and has double glazed French doors opening to the rear garden flanked by windows either side, LVT floor, stairs to first floor with under stairs storage cupboard, radiator and access to:

### RE-FITTED BREAKFAST KITCHEN

5.82m x 2.12m (19' 1" x 6' 11") (plus recess into lounge) having double glazed windows to rear and side, LVT floor, radiator, spotlighting, pale grey Shaker style base cupboards and drawers with quartz preparation tops above with matching upstand splashback surround, superb centrally position island having base storage with quartz preparation work top above and breakfast bar area, inset stainless steel one and a half bowl sink with swan neck mixer tap, inset Bosch oven with built-in Zanussi microwave above, four ring electric hob and integrated appliances including fridge/freezer, washing machine and dishwasher. Double glazed door leads to side pathway.

### FIRST FLOOR LANDING

having loft access and doors opening to:

### BEDROOM ONE

3.75m x 3.06m (12' 4" x 10' 0") having generously sized double glazed window overlooking the rear garden and radiator.

### BEDROOM TWO

3.73m x 2.77m (12' 3" x 9' 1") having double glazed window to front, radiator and useful over-stairs cupboard/wardrobe space.



### BEDROOM THREE

2.82m x 2.11m (9' 3" x 6' 11") having double glazed window to front and radiator.

### RE-FITTED SHOWER ROOM

having obscure double glazed window to rear, radiator, contemporary suite comprising wall mounted vanity unit with inset wash hand basin and shower enclosure with glass shower screen, aqua-boarding surround and twin-headed shower appliance over and airing cupboard housing the Vaillant boiler.

### SEPARATE W.C.

having obscure double glazed window to side and low flush W.C.

### OUTSIDE

To the front of the property is a paved driveway providing parking and leading to the garage. A side gate leads to the rear. Set to the rear is a generous garden having patio space, shaped lawn and an additional rear paved terrace.

### GARAGE

approached via double entrance doors.

### COUNCIL TAX

Band C.

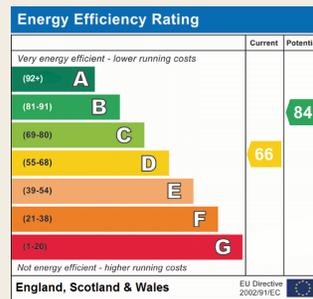


### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

### 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.

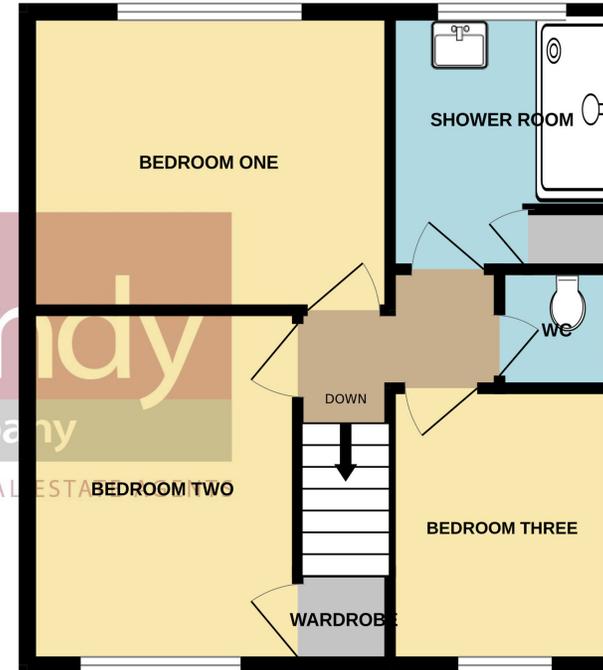
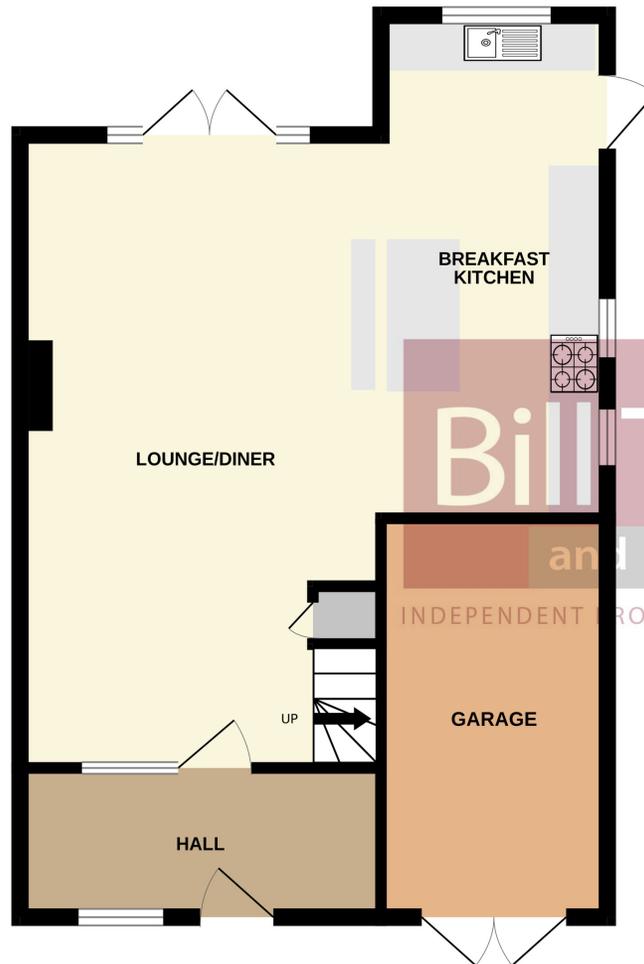
### VIEWING

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

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



6, ROCKLANDS CRESCENT, LICHFIELD, STAFFORDSHIRE , WS13 6DH

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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