

19 Winchester Close, Lichfield, Staffordshire, WS13 7SL

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 19 Winchester Close, Lichfield, Staffordshire, WS13 7SL

# £270,000

Situated at the end of a peaceful and popular residential cul-de-sac this link detached family home offers excellent scope for modernisation and refurbishment throughout. Linked on one side to a neighbouring garage, the property has a side entrance from the opposite side which leads round to the rear garden. Offering a blank canvas for an interested purchaser the property nonetheless offers well-planned accommodation with three bedrooms and two reception rooms, together with a good-sized single garage. Available with immediate vacant possession an early viewing is strongly encouraged.



### RECEPTION HALL

approached via an entrance door with glazed fanlight, obscure glazed side screen and having double radiator, stairs leading off and door to:

### LOUNGE

4.40m x 3.85m (14' 5" x 12' 8") having bow window to front, double radiator and door to:

### DINING ROOM

2.78m x 2.40m (9' 1" x 7' 10") having UPVC double glazed window to rear, radiator and archway opening through to:

### KITCHEN

2.79m x 2.37m (9' 2" x 7' 9") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for electric cooker, UPVC double glazed window to rear, ceramic tiled splashbacks, space for fridge and freezer, under stairs pantry store cupboard and door to the garage.

### FIRST FLOOR LANDING

having loft access hatch, cupboard housing the Vaillant combination gas central heating boiler, side window and doors leading off to:

### BEDROOM ONE

3.54m x 2.96m (11' 7" x 9' 9") having UPVC double glazed window to front, double doored built-in wardrobe and radiator.

### BEDROOM TWO

2.97m x 2.85m (9' 9" x 9' 4") having a built-in cupboard, UPVC double glazed window to rear and radiator.



### BEDROOM THREE

1.80m (2.70m max) x 1.76m (5' 11" - 8'10" max x 5' 9") having UPVC double glazed window to front, radiator and useful over stairs storage cupboard.

### BATHROOM

being fully tiled and having a panelled bath, pedestal wash hand basin, close coupled W.C., obscure UPVC double glazed window to rear and double radiator.

### OUTSIDE

The property is set at the end of the cul de sac with driveway parking for one car and foregarden with slabbed pathway leading to the front door. A side entrance leads to the rear. To the rear of the property the garden is hard landscaped with slabbed patio areas, mature conifers and other trees, laurel hedging and a good degree of privacy.

### GARAGE

5.40m x 2.40m (17' 9" x 7' 10") approached via an up and over entrance door and having personal door and window to rear garden and internal access door to kitchen .



## COUNCIL TAX

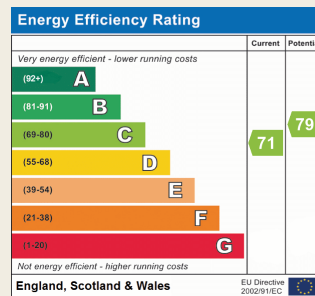
Band C.

## 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

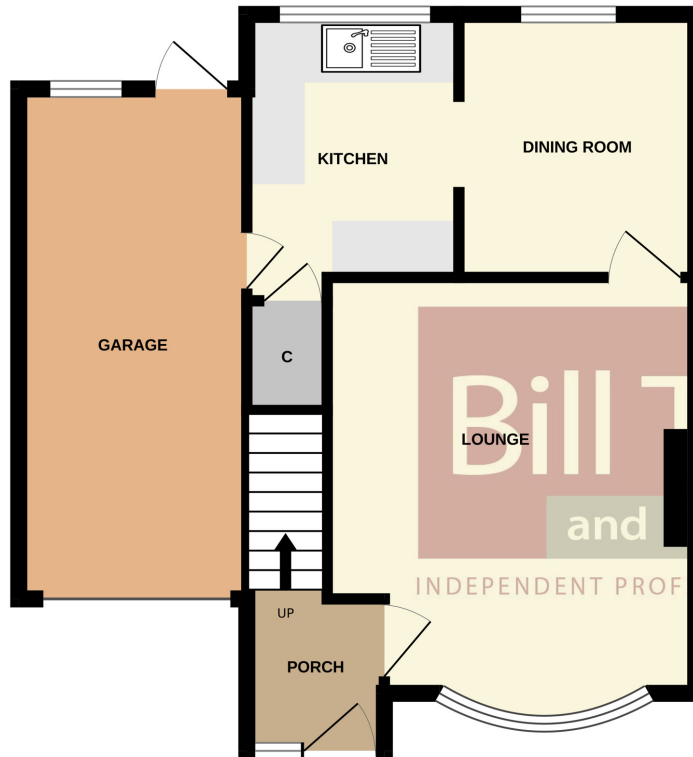
Our client advises us that the property is Freehold (awaiting registration). Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

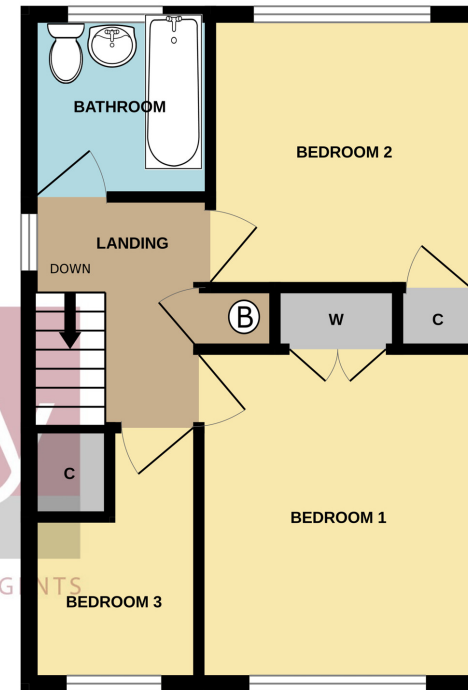
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



19 WINCHESTER CLOSE, LICHFIELD WS13 7SL

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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