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5 Field Road, Lichfield, Staffordshire, WS13 7RU

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**5 Field Road, Lichfield, Staffordshire,
WS13 7RU**

£285,000

Situated on the northern side of the cathedral city of Lichfield, this well presented end terraced bungalow enjoys a lovely peaceful setting perfect for accessing local amenities. Available with the benefit of vacant possession and no upward chain, the bungalow has a well planned layout and is well presented throughout. Of particular interest is the former garage which has been converted to create a useful hobby room or office and could easily be incorporated into the main bungalow. Lichfield city centre amenities are within easy reach, with the excellent road and rail network also available serving Lichfield. To fully appreciate the extent and comfort of the accommodation on offer an early viewing would be strongly encouraged.



RECEPTION HALL

approached via a UPVC double glazed entrance door and having radiator, laminate flooring, coving, central heating thermostat and door to:

DELIGHTFUL SITTING ROOM

3.96m x 3.38m (13' 0" x 11' 1") having a central fireplace with marble hearth and backing housing a fitted gas fire (not tested), double radiator, coving, laminate flooring and double glazed UPVC sliding patio door opening to:

CONSERVATORY

3.30m x 2.42m (10' 10" x 7' 11") being UPVC double glazed and having tiled flooring, power point and double doors opening to the rear garden.

FITTED KITCHEN

2.40m x 2.20m (7' 10" x 7' 3") well equipped with pre-formed work surface space with base high gloss doored storage cupboards and drawers, matching wall mounted storage cupboards with under-cupboard lighting, metro style tiled splashbacks, coving, one and a half bowl sink unit with swan neck mixer tap, built-in Zanussi electric oven and grill with four ring gas hob and extractor hood, integrated washing machine with matching fascia, pull-out corner cupboard and spice rack, concealed wall mounted Worcester condensing gas central heating boiler with timer, space for fridge and UPVC leaded double glazed window to front.

BEDROOM ONE

3.30m x 2.73m (10' 10" x 8' 11") having double and single built-in cupboards, radiator, UPVC double glazed window and loft access hatch with pulldown loft ladder leading to the attic space which is partially boarded and houses the pre-lagged hot water cylinder.



BEDROOM TWO

2.73m x 1.97m (8' 11" x 6' 6") having UPVC leaded double glazed window to front, radiator, laminate flooring and coving.

RE-FITTED SHOWER ROOM

having a double width shower cubicle with Triton electric shower fitment, vanity wash hand basin with useful cupboard space below, close coupled W.C., coving, extractor fan and radiator.

HOBBY ROOM

5.05m x 2.36m (16' 7" x 7' 9") this versatile room converted from the garage is ideal as a hobby room/office or with potential to incorporate into the main bungalow. There are access doors to front and rear, UPVC double glazed window to front and two radiators.



OUTSIDE

The property is set back off the road with a block paved driveway providing parking for a couple of cars flanked by a lawned foregarden and picket fence and gate leading to the front door. Side gated access leads to the rear garden which has a patio area and is set to lawn with useful garden summerhouse, fenced perimeters and mature herbaceous borders.

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.

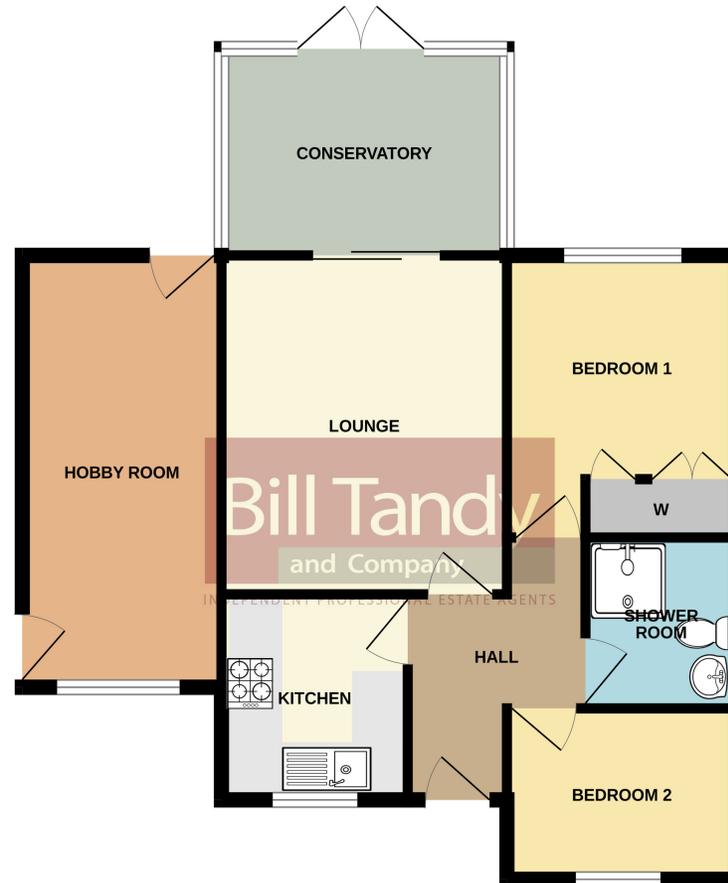


VIEWING

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



5 FIELD ROAD, LICHFIELD WS13 7RU

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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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