



**DRAFT**

36 Ferndale Road, Lichfield, Staffordshire, WS13 7DJ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 36 Ferndale Road, Lichfield, Staffordshire, WS13 7DJ

# £280,000

Situated in a popular residential part of the cathedral city of Lichfield, this traditional semi detached family home offers excellent scope and potential for modernisation and refurbishment. Available with vacant possession the house has two good reception rooms with a single storey extension to the rear providing a utility area with W.C. The first floor boasts three good bedrooms together with a bathroom and separate W.C. Ferndale Road, situated on the northern side of the cathedral city of Lichfield, is well placed to take advantage of all that Lichfield has to offer. Shops and leisure facilities are all within easy reach, and there is popular primary and secondary school provision within easy walking distance. Representing something of a blank canvas, this excellent family home will be an ideal purchase for those looking to make their own mark and create a fine home for the future.



### VESTIBULE PORCH

approached via a UPVC obscure double glazed entrance door, double doored built-in store cupboard and inner door opening to:

### LOUNGE

3.74m x 3.65m (12' 3" x 12' 0") having double glazed window to front, radiator and glazed double doors opening through to:

### DINING ROOM

3.80m x 2.73m (12' 6" x 8' 11") having stairs leading off, radiator and door to:

### KITCHEN

3.30m x 2.70m (10' 10" x 8' 10") having work surface space with base storage cupboards and drawers, wall mounted storage cupboards, one and a half bowl single drainer sink unit with mixer tap, electric oven and grill with four ring gas hob and extractor, space and plumbing for washing machine, two UPVC double glazed windows to rear, under-stairs pantry store cupboard and door to lobby.

### UTILITY ROOM

3.00m x 2.90m (9' 10" x 9' 6") an extension to the rear having further work surface space with base cupboards and drawers, wall mounted cupboards, UPVC double glazed door to garden, UPVC double glazed window to rear and door to:

### SEPARATE W.C.

having close coupled W.C. and UPVC obscure double glazed window.

### FIRST FLOOR LANDING

having loft access hatch with pulldown ladder, boiler cupboard housing the Worcester combination gas central heating boiler and linen shelving and doors leading off to:



### BEDROOM ONE

3.68m x 3.65m (12' 1" x 12' 0") having sealed unit double glazed window to front, radiator and double doored built-in wardrobe with overhead store cupboard.

### BEDROOM TWO

3.67m x 2.78m (12' 0" x 9' 1") having sealed unit double glazed window to rear, radiator and double doored wardrobe with overhead store cupboard.

### BEDROOM THREE

2.77m x 2.44m (9' 1" x 8' 0") having sealed unit double glazed window to front, radiator and built-in single doored wardrobe with overhead store cupboard.

### BATHROOM

having panelled bath with electric shower fitment over, pedestal wash hand basin, ceramic wall tiling, heated towel rail/radiator and UPVC obscure double glazed window to rear.

### SEPARATE W.C.

having a close coupled W.C., tiling and UPVC obscure double glazed window.



## OUTSIDE

The property is set back off the road with a block paved driveway and established herbaceous borders to side. To the rear is a good sized private garden with patio area and set to lawn with defined perimeters and mature trees and shrubs.

## SIDE COVERED PASSAGE

running the length of the property to the side having UPVC double glazed doors to front and rear and tiled flooring.

## GARAGE

5.12m x 2.33m (16' 10" x 7' 8") approached via double divisional entrance doors and having fluorescent light, power points and UPVC double glazed door lobby.

## 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



36 FERNDAL ROAD, LICHFIELD WS13 7DJ

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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