

95 Gilbert Road, Lichfield, Staffordshire, WS13 6AR

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**95 Gilbert Road, Lichfield,
Staffordshire, WS13 6AR**

£220,000 Offers Over

Bill Tandy and Company, Lichfield, are delighted to offer for sale this modern and updated mid terraced house, superbly located within easy reach of the city centre of Lichfield and nearby amenities. The property itself, which enjoys the benefit of no upward chain, needs to be viewed to be fully appreciated and comprises reception hall, lounge, open plan dining kitchen, three bedrooms, updated bathroom, gardens to front and rear and garage and parking to the rear of the property.



CANOPY PORCH

with double glazed front entrance door which opens to:

RECEPTION HALL

having tiled floor, stairs to first floor and doors open to:

LOUNGE

4.91m x 3.40m (16' 1" x 11' 2") having feature fireplace with hearth, inset, surround and mantel above and power point for electric fire if required, double glazed window to front and two radiators.

MODERN DINING KITCHEN

5.92m x 2.54m (19' 5" x 8' 4") having double glazed window and French doors to rear garden, radiator, part carpeted and tiled floor, Ideal Logic Plus combination boiler, white base cupboards and drawer with round edge work tops above, tiling surround, wall mounted storage units, inset stainless steel sink and drainer, free-standing Beko cooker with twin ovens and four ring gas hob, spaces for white goods and bi-fold door opening to a useful under stairs store cupboard.

FIRST FLOOR LANDING

having extractor, loft access and doors opening to:

BEDROOM ONE

3.64m max (3.10m min) x 3.49m (11' 11" max 10'2" min x 11' 5") having double glazed window to front and radiator.

BEDROOM TWO

3.64m max (3.47m min) x 2.52m (11' 11" max 11'5" min x 8' 3") having double glazed window to rear and radiator.

BEDROOM THREE

2.64m x 2.40m (8' 8" x 7' 10") having double glazed window to front, radiator and useful over stairs cupboard.



MODERN BATHROOM

2.26m x 1.54m (7' 5" x 5' 1") having double glazed window to rear, radiator and modern suite comprising pedestal wash hand basin, low flush W.C. and 'P' shaped shower bath with shower appliance over, full ceiling height tiling splashback surround, tiled floor and ceiling spotlighting.

OUTSIDE

To the front of the property is a gated approach with pathway leading to the front entrance door, shaped lawn with herbaceous borders and fenced surround. To the rear is a paved patio area, shaped lawn beyond with mature trees and shrubs, external tap, a further paved area to the top of the garden which could be ideal for bin storage or space for shed and there is a rear gate leading to the parking area to the rear.

GARAGE

4.77m x 2.26m (15' 8" x 7' 5") located to the rear and having an up and over entrance door, light and power supply and a side courtesy door opens to the rear garden.

COUNCIL TAX

Band B.



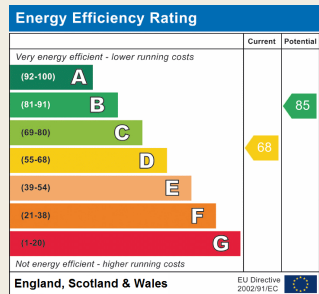
AGENTS NOTES

We understand the property is of non-standard construction and for this reason please check with your mortgage arranger for a suitable lender.

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.

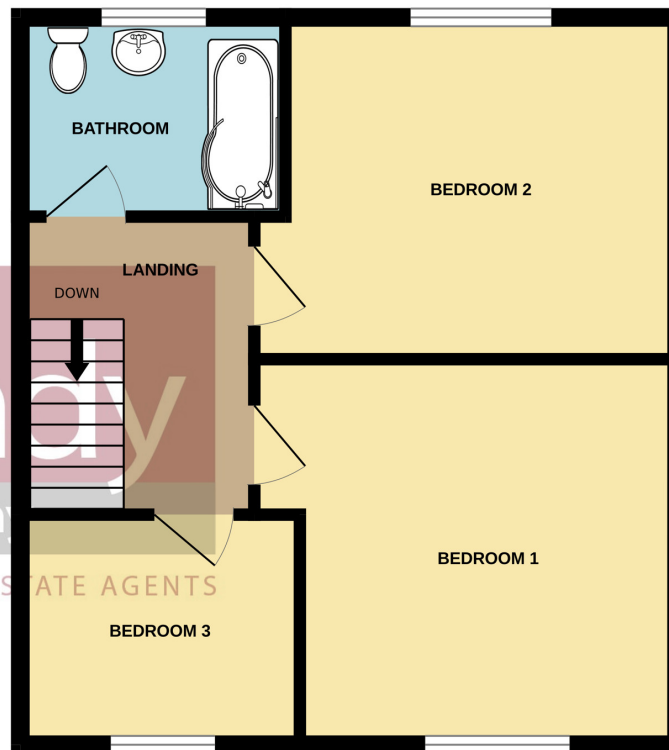
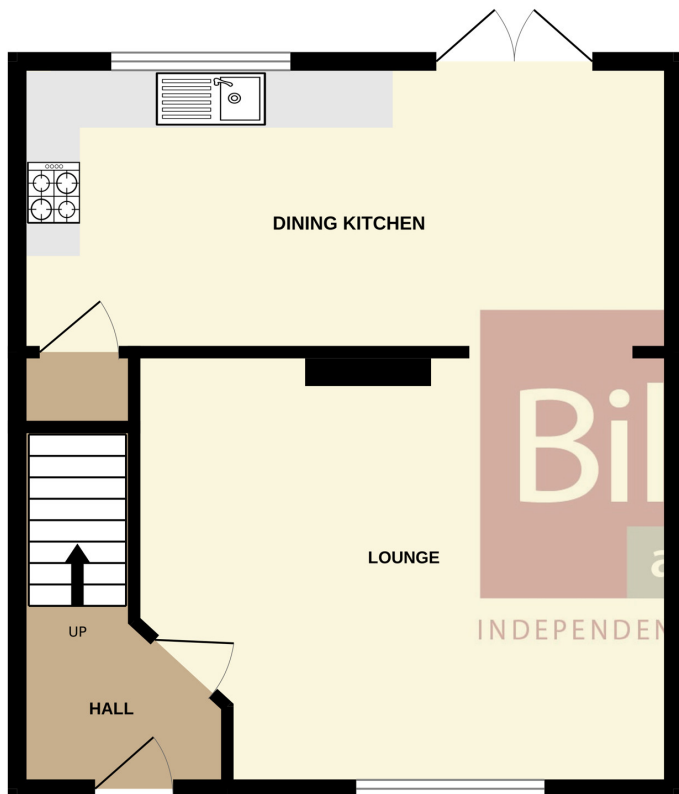


TENURE

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.

GROUND FLOOR

1ST FLOOR



95, GILBERT ROAD LICHFIELD WS13 6AR

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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