



19 Copperfields, Lichfield, Staffordshire, WS14 9YQ

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

**19 Copperfields, Lichfield,  
Staffordshire, WS14 9YQ**

**£265,000**

## Offers in Region of

Enjoying a lovely setting on this popular private retirement development, this attractive semi detached property has been much improved by the present owner with re-fitted kitchen and shower room facilities. Perfectly positioned to take advantage of Lichfield's city centre amenities, Copperfields is a delightful and peaceful location set on the edge of Boley Park and within easy reach of city centre amenities and local doctors. The property comprises a reception hall, lounge, dining room/optional bedroom 3, modern updated kitchen and ground floor shower room. Top the first floor are two additional bedrooms and w.c. Early viewing of this very attractive retirement property for age 55 and over is strongly recommended.



### **CANOPY PORCH**

having adjacent bin store and entrance door opening to:

### **RECEPTION HALL**

with laminate flooring, stairs leading off to first floor, night storage heater, useful under stairs storage cupboard with space storage ideal for a washing machine.

### **LOUNGE**

4.80m x 3.00m (15' 9" x 9' 10") having a central fireplace with marble hearth, storage heater, UPVC double glazed sliding patio door to garden, laminate flooring and glazed double doors opening to:

### **DINING ROOM**

3.66m x 3.30m (12' 0" x 10' 10") a versatile room that could also double as a ground floor bedroom having UPVC double glazed bow window to front, coving to ceiling, night storage heater, laminate flooring and double doored storage cupboard.

### **FITTED KITCHEN**

2.63m x 2.42m (8' 8" x 7' 11") well fitted with ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric double oven with four ring hob and extractor hood, one and a half bowl sink unit with mixer tap, integrated fridge/freezer, tiled flooring, tiled splashbacks, UPVC double glazed window to rear and pelmet lighting.

### **SHOWER ROOM**

also re-fitted with a corner Quadrant shower cubicle with shower fitment, W.C., vanity unit with wash hand basin and cupboard space beneath, wall mirror with light, electric chrome heated towel rail, comprehensive ceramic floor and wall tiling, fan heater and obscure UPVC double glazed window.



### **FIRST FLOOR LANDING**

having loft access hatch and deep built-in cupboard housing a hot water cylinder and linen shelving.

### **BEDROOM ONE**

4.70m x 2.79m (15' 5" x 9' 2") having full height and width fitted wardrobes with overhead storage cupboards, matching bedside cupboards and ottoman, walk-in double glazed bay window to front with cupboard space beneath and access to eaves, further double doored built-in cupboard, night storage heater and convector heater.

### **BEDROOM TWO**

3.08m x 2.34m (10' 1" x 7' 8") having fitted wardrobe and matching bedside cabinets, walk-in bay window to rear with UPVC double glazed window and secondary glazing, access to eaves and electric convector heater.

### **RE-FITTED W.C.**

having a W.C., wash hand basin with cupboard space beneath, comprehensive ceramic floor and wall tiling, electric chrome heated towel rail and obscure UPVC double glazed window.



## OUTSIDE

There is an allocated parking space to the front within the parking courtyard. The front of the property has a lawned fore garden with a side pathway which runs adjacent to the attractive communal gardens and leads round to a secluded and recently landscaped rear garden area with paved patio, useful cold water tap, and fenced perimeters.

## COUNCIL TAX BAND C

## LEASE TERMS

Our client advises us that the property is Leasehold with a 125 year lease from 1 January 1997 . We understand there is a Service Charge of £283.71 per month which includes the Ground Rent. Copperfields is managed by Housing 21 and benefits from an on-site scheme manager. Should you proceed with the purchase of the property these details must be verified by your solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		54	80
		EU Directive 2002/91/EC	

## TENURE

Our client advises us that the property is Leasehold. There is a current monthly service charge of £283.71 per calendar month. 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  
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



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TOTAL FLOOR AREA : 880 sq.ft. (81.7 sq.m.) approx.

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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