



11 Caterbanck Way, Lichfield, Staffordshire, WS13 6LR

Bill Tandy

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

## 11 Caterbanck Way, Lichfield, Staffordshire, WS13 6LR

# £325,000

Bill Tandy and Company are delighted in offering for sale this superbly sized semi-detached house arranged on three floors, located only a short distance away from the cathedral city centre of Lichfield. Located on the highly regarded Sainte Caterbanck Way, the property itself needs to be viewed to be fully appreciated. One of the distinct features of the property is its close proximity to a range of amenities including Waitrose, feature cathedral walk providing access into the City, shops and restaurants, and superb transport links to Birmingham, Manchester and London. The property has a modern interior comprising reception hall, guests cloakroom, lounge/dining room to rear, modern kitchen, three bedrooms ranged across the first and second floors, one having an en suite shower room, and a family bathroom. Outside the property has a rear garden, garage and parking to side. The property benefits from having vacant possession and no upward chain.



### CANOPY PORCH

leads to the double glazed front entrance door which opens to:

### RECEPTION HALL

with LVT flooring, stairs to first floor accommodation, radiator and doors open to:

### GUESTS CLOAKROOM

having obscure double glazed window to front, radiator, LVT flooring, modern suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

### KITCHEN

2.90m x 1.92m (9' 6" x 6' 4") having double glazed window to front, slate style tiled floor, radiator, spotlighting to ceiling, modern kitchen units comprising base cupboards and drawers with preparation work tops above, mosaic style tiled splashback surround, wall mounted cupboards, inset one and a half bowl stainless steel sink, inset Beko oven and Whirlpool gas hob with extractor fan above and spaces ideal for washing machine and fridge/freezer.

### LOUNGE/DINING ROOM

5.24m max into bay (4.51m min) x 3.90m (17' 2" max into bay 14'10" min x 12' 10") having double glazed walk-in bay window to rear with French doors to garden, LVT flooring flowing through from the hallway, two ceiling light points and radiator.

### FIRST FLOOR LANDING

having stairs rising to the second floor, store cupboard/wardrobe, radiator and doors open to:

### BEDROOM TWO

3.89m x 2.55m (12' 9" x 8' 4") having double glazed window to front and radiator.

### BEDROOM THREE

2.87m x 1.99m max (9' 5" x 6' 6" max) this bedroom could also be ideal as a home office having double glazed window to rear and radiator.



### FAMILY BATHROOM

1.95m x 1.91m (6' 5" x 6' 3") having obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment and tiled splashback surround.

### SECOND FLOOR LANDING

having skylight window and store cupboard housing the Ideal boiler. Door opens to:

### BEDROOM ONE

4.13m max into recess (3.58m min) x 3.90m (13' 7" max into recess 11'9" min x 12' 10") having recessed double glazed window to front, radiator, access to useful eaves storage and built-in double wardrobe. Door to:

### EN SUITE SHOWER ROOM

having skylight window to rear, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower over.

### OUTSIDE

The property has a tarmac tandem driveway to the left hand side leading to the garage and side gate to rear garden. To the rear of the property is a paved patio and shaped lawn beyond with fenced and walled surround.



**TANDEM GARAGE**

5.30m x 2.61m (17' 5" x 8' 7") approached via an up and over entrance door and having potential loft storage area and light and power supply.

**COUNCIL TAX**

Band C.

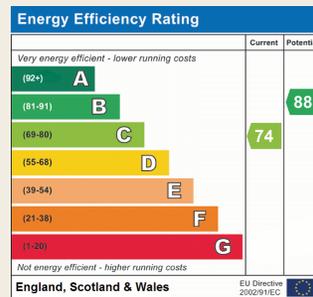
**FURTHER INFORMATION/SUPPLIES**

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.



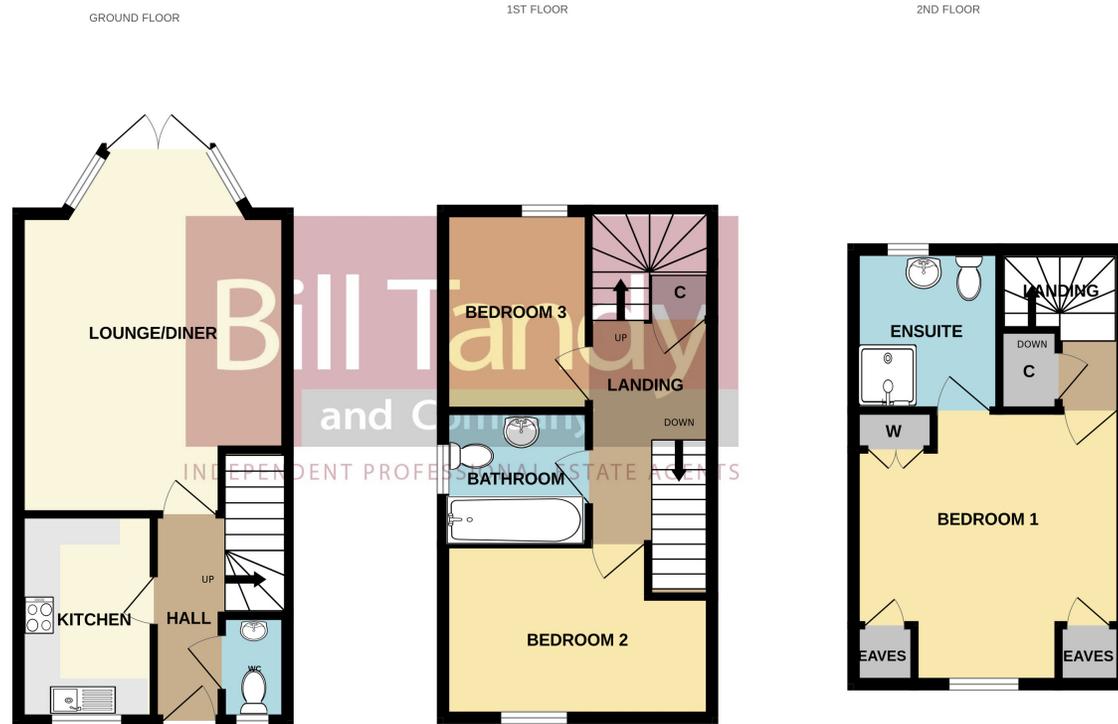
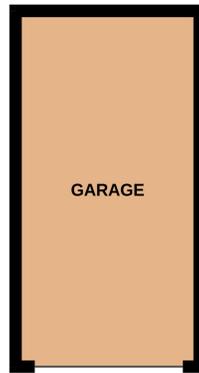
**TENURE**

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.



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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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