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160 Birmingham Road, Lichfield, Staffordshire, WS14 9BS

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**160 Birmingham Road, Lichfield,
Staffordshire, WS14 9BS**

£450,000

Bill Tandy and Company are delighted in offering for sale this superbly extended traditional semi detached home located on the desirable Birmingham Road. Nestled on the sought after south side of Lichfield the property is ideally positioned close to the city centre. This well presented three bedroom semi detached home needs to be viewed to be fully appreciated and offers a superb sized parking area and generous rear garden. The accommodation briefly comprises reception hall, guests cloakroom, family room/snug, lounge to rear, modern kitchen, extended dining room, three first floor bedrooms, bathroom and separate W.C. One of the distinct features of the property is the generous parking area to the front for several vehicles leading to the former garage now a useful store. There is a generously sized rear garden providing a superb entertaining area.



RECEPTION HALL

approached via a composite front entrance door and having radiator, double glazed window to side, stairs to first floor with under stairs storage cupboard, LVT flooring and oak internal doors open to:

GUESTS CLOAKROOM

having tiled flooring, chrome towel rail, modern white suite comprising vanity unit with inset wash hand basin and low flush W.C., tiled splashback surround and extractor fan.

FAMILY ROOM/SNUG

3.64m into bay x 3.47m (11' 11" into bay x 11' 5") having a half walk-in square double glazed bay window to front, radiator and LVT flooring.

DINING ROOM

7.04m x 2.54m (23' 1" x 8' 4") a superb extended dining room having double glazed French doors flanked by windows either side providing access to the rear garden, double glazed window to same, radiator, laminate floor, spotlighting, additional kitchen units comprising larder storage cupboards and space ideal for an American style fridge/freezer.

KITCHEN

3.12m x 2.17m (10' 3" x 7' 1") having UPVC double glazed window to rear, LVT flooring, useful under stairs pantry with space for washing machine, high gloss handleless units comprising base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink unit, space for range style cooker, concealed space housing the Worcester boiler and integrated dishwasher.

LOUNGE

4.32m x 3.46m (14' 2" x 11' 4") having double glazed French doors flanked by windows either side leading out to the rear garden LVT flooring, radiator and recess for fire.



FIRST FLOOR LANDING

having a UPVC double glazed window to side and loft access with pulldown ladder leading to a boarded loft with light. Doors open to:

BEDROOM ONE

4.33m x 3.47m max into wardrobes (14' 2" x 11' 5" max into wardrobes) having a superb range of bedroom furniture comprising wardrobes with sliding doors, further wardrobe with sliding doors, double glazed window to rear and radiator.

BEDROOM TWO

3.82m max x 3.47m (12' 6" max x 11' 5") having UPVC double glazed window to front and radiator.

BEDROOM THREE

3.12m x 2.17m (10' 3" x 7' 1") having UPVC double glazed window to rear and radiator.

BATHROOM

2.17m x 1.98m (7' 1" x 6' 6") having a UPVC obscure double glazed window to front, chrome heated towel rail, tiled flooring and suite comprising vanity unit with inset wash hand basin and 'L' shaped bath with shower over and tiled splashback surround.



SEPARATE W.C.

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

OUTSIDE

The vendors have substantially improved the parking with a full width block paved driveway providing parking for numerous vehicles and leading to the front entrance door and store, and there is a Zappy electric car charging point. To the rear of the property is a paved patio area and shaped lawn set beyond, herbaceous borders and garden shed.

STORE

2.64m x 1.72m (8' 8" x 5' 8") formed from part of the original garage and having double doors to the front and light and power.

COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

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 prior to a sales memorandum being issued. This charge is non-refundable.



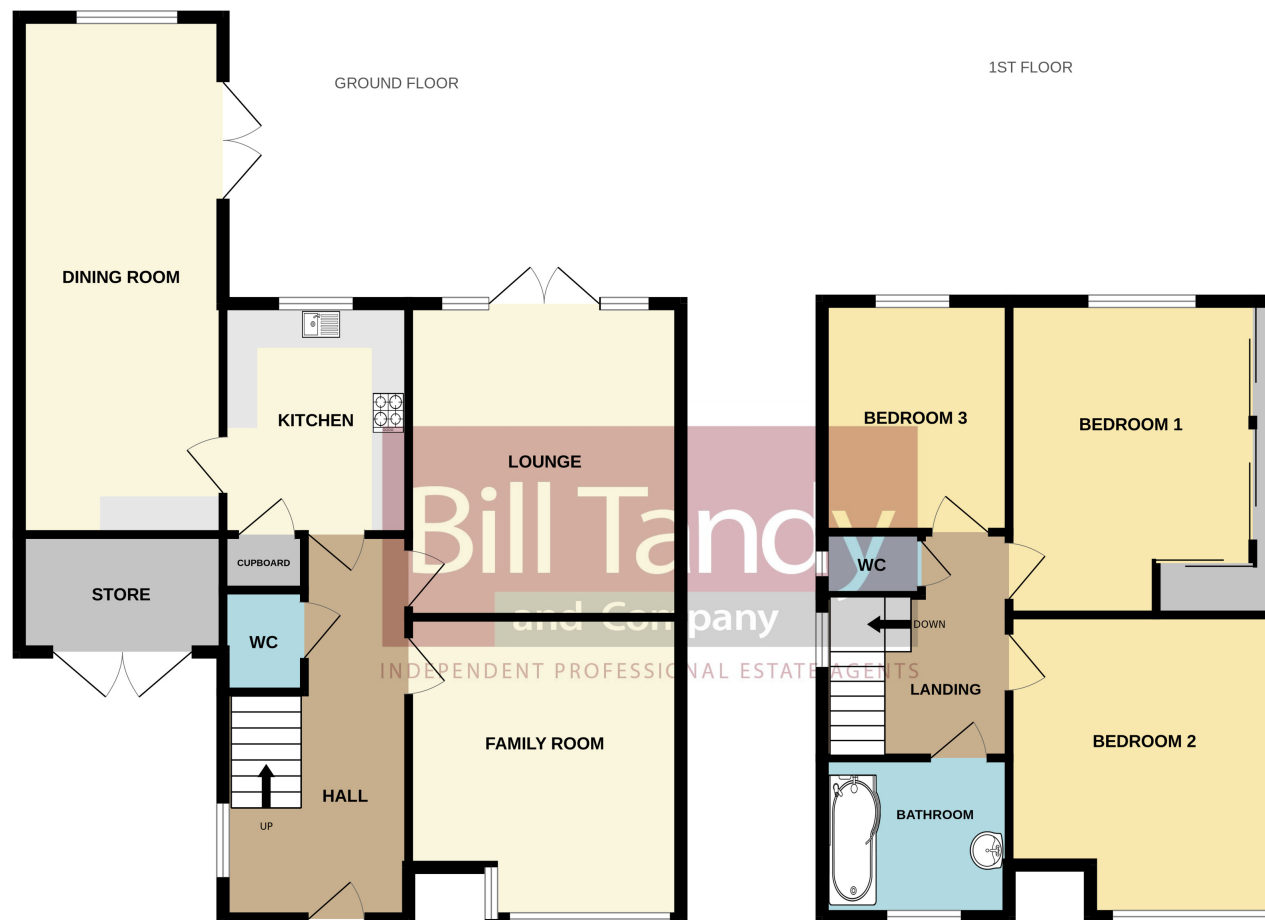
TENURE

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.



160, BIRMINGHAM ROAD, LICHFIELD, WS14 9BS

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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lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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