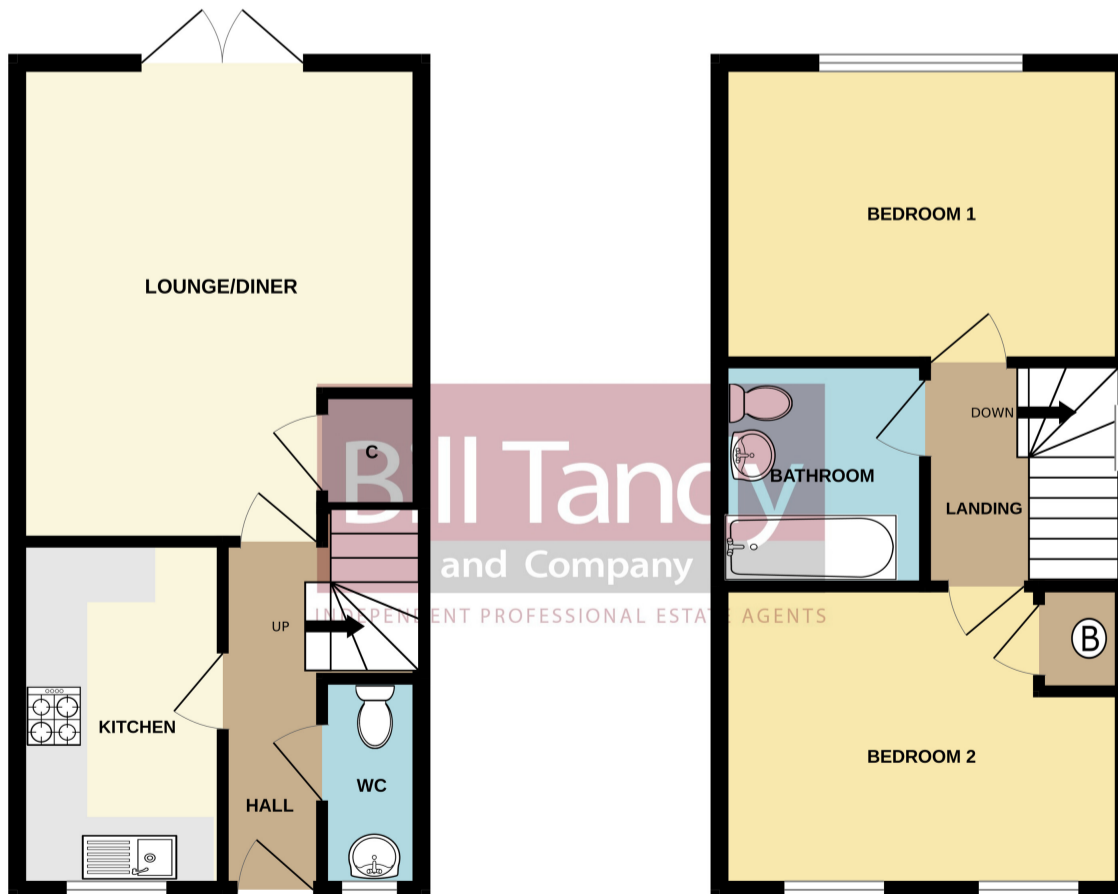




GROUND FLOOR

1ST FLOOR



9 WALLIS DRIVE, STREETHAY, LICHFIELD WS13 8WR

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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**9 Wallis Drive, Streethay, Lichfield,
Staffordshire, WS13 8WR**

£275,000 Freehold

Bill Tandy and Company are delighted in offering for sale this modern semi detached home recently built by Miller Homes and positioned on the small and select cul de sac of Wallis Drive. The location is within walking distance of the recently built Streethay primary school given an Outstanding rating by Ofsted. Further facilities include the newly added Co-op convenience store, cafe and take-away outlets, and Trent Valley railway station is within easy access providing links to London, Birmingham and Manchester. The property comprises reception hall, guests cloakroom, modern contemporary kitchen, lounge/dining room to the rear, two double bedrooms, bathroom, tandem tarmac driveway to side and garden to rear.



CANOPY PORCH

having composite front door opening to:

RECEPTION HALL

having laminate floor, radiator, stairs to first floor and doors opening to:

GUESTS CLOAKROOM

having laminate floor, obscure double glazed window to front, radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

KITCHEN

3.53m x 1.93m (11' 7" x 6' 4") having a range of modern white high gloss units comprising base cupboards and drawers surmounted by preparation work tops and matching upstand splashback, wall mounted cupboards, inset stainless steel one and a half bowl sink unit, inset Zanussi oven with four ring gas hob, stainless steel splashback surround and extractor fan above, integrated dishwasher and washing machine and space for fridge/freezer.

LOUNGE/DINING ROOM

4.76m x 4.07m (15' 7" x 13' 4") having double glazed French doors opening out to the rear garden, laminate floor, two radiators and useful understairs storage cupboard.

FIRST FLOOR LANDING

having loft access, double glazed window to side and doors leading off to:

BEDROOM ONE

4.05m x 3.02m (13' 3" x 9' 11") having double glazed window to rear and radiator.

BEDROOM TWO

4.03m x 3.02m (13' 3" x 9' 11") having two double glazed windows to front, radiator and cupboard housing the Potterton boiler.



BATHROOM

2.16m x 1.91m (7' 1" x 6' 3") having modern white suite comprising wall mounted wash hand basin, low flush W.C. and bath with tiled splashback surround, shower screen and shower appliance over, extractor fan and chrome towel rail.

OUTSIDE

The property has the benefit of a tandem tarmac driveway to the right hand side, and a side gate leads to the rear. Set to the rear of the property is a paved patio, shaped lawn, further raised paved terrace with gravel borders and fenced surround.

COUNCIL TAX

Band C.

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/>

SERVICE CHARGE

We understand from the vendor there is a Service Charge payable of approximately £22.00 per calendar month.



Energy Efficiency Rating	
Current	Potential
A (92+)	95
B (81-91)	82
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Very energy efficient - lower running costs
Not energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC

TENURE

Our client advises us that the property is Freehold, but we understand from the vendor there is a Service Charge payable of approximately £22.00 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.