



44 Leomansley View, Lichfield, Staffordshire, WS13 8AU

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

## 44 Leomansley View, Lichfield, Staffordshire, WS13 8AU

# £380,000

Situated in one of Lichfield's prime residential settings with a peaceful cul de sac location, this beautifully presented semi detached family home has undergone a significant programme of refurbishment and improvement by the present owner. Immaculately presented throughout the property has delightful style complementing its well planned accommodation layout. With quality fixtures and fittings throughout, the property would make an ideal family purchase with the added benefit of convenience for local schools and facilities. Lichfield boasts an enviable range of local shops and leisure opportunities, all of which are easily to hand from this lovely family home. To fully appreciate the extent of the accommodation on offer and the immaculate presentation, an early viewing would be strongly recommended.



### IMPRESSIVE LIVING ROOM

4.60m x 3.84m (15' 1" x 12' 7") approached via an attractive PVC composite entrance door with obscure double glazed insert and side screen. The room has been cleverly extended to the front with an attractive bay window with fitted shutters, attractive laminate flooring, attractive marble fireplace with inset living flame coal effect gas fire, contemporary radiator and additional double radiator, coving to ceiling, wall light points, downlighter and archway opening through to:

### DINING ROOM

3.70m x 2.87m (12' 2" x 9' 5") having a continuation of the attractive laminate flooring, contemporary radiator, coving to ceiling, wall light points, stairs leading off and triple b-fold door opening to:

### UPVC DOUBLE GLAZED CONSERVATORY

3.11m x 2.70m (10' 2" x 8' 10") having radiator, wall light point, double doors out to the rear garden and ceiling light and fan unit.

### LUXURY KITCHEN

3.20m x 2.60m (10' 6" x 8' 6") beautifully fitted with ample work surface space with contrasting coloured base storage cupboards and drawers, white wall mounted storage cupboards, one and a half bowl stainless steel sink unit with swan neck mixer tap, built-in electric oven and grill with integral microwave, four ring gas hob with glass splashback and contemporary extractor fan, integrated slimline dishwasher and built-in fridge both with matching fascias, low energy downlighters, UPVC double glazed window overlooking the rear garden, UPVC double glazed door leads to a:

### LOBBY

having double storage cupboard, radiator, UPVC double glazed door to the garden, door to garage store and further door to:

### FITTED GUESTS CLOAKROOM

having close coupled W.C., vanity unit with wash hand basin with mixer tap, tiled splashback and cupboard space beneath and extractor fan.



### UTILITY ROOM

having further work surface space, space and plumbing for washing machine and tumble dryer, space for fridge/freezer and wall mounted white gloss cupboards.

### FIRST FLOOR LANDING

having low energy downlighters and doors leading off to:

### BEDROOM ONE

3.80m x 3.51m (12' 6" x 11' 6") having wide UPVC double glazed window to front, radiator and double doored built-in wardrobe.

### BEDROOM TWO

3.67m x 2.80m (12' 0" x 9' 2") having UPVC double glazed window to rear, radiator and double doored built-in wardrobe.

### BEDROOM THREE

2.85m x 2.58m (9' 4" x 8' 6") having UPVC double glazed window to front, radiator and built-in store cupboard.

### LUXURY FULLY TILED SHOWER ROOM

beautifully re-fitted having a large shower cubicle with thermostatic shower fitment, vanity unit with wash hand basin with mixer tap and cupboard space below, vanity cabinet with mirror and light, chrome heated towel rail/radiator and cupboard housing the Vaillant combination gas central heating boiler.



### SEPARATE W.C.

having similar tiling to that in the shower room, close coupled W.C., obscure UPVC double glazed window and access to loft space.

### OUTSIDE

The property is set back off the road with a block paved and slabbed driveway providing parking for one/two cars, flanked by an attractive gravelled foregarden with external up-and-down lighting and side gated entrance to the rear. To the rear of the property is an attractive landscaped garden having a flagstone patio seating area and wide gravelled area bounded by sleepers with raised beds including vegetable area and flower and herbaceous borders, rockery feature, fenced perimeters, external lighting and useful cold water tap.

### GARAGE STORE

2.20m x 2.20m (7' 3" x 7' 3") the remaining part of the garage approached via an electric roller shutter entrance door and having light and power point and providing an excellent storage facility.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

### 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.

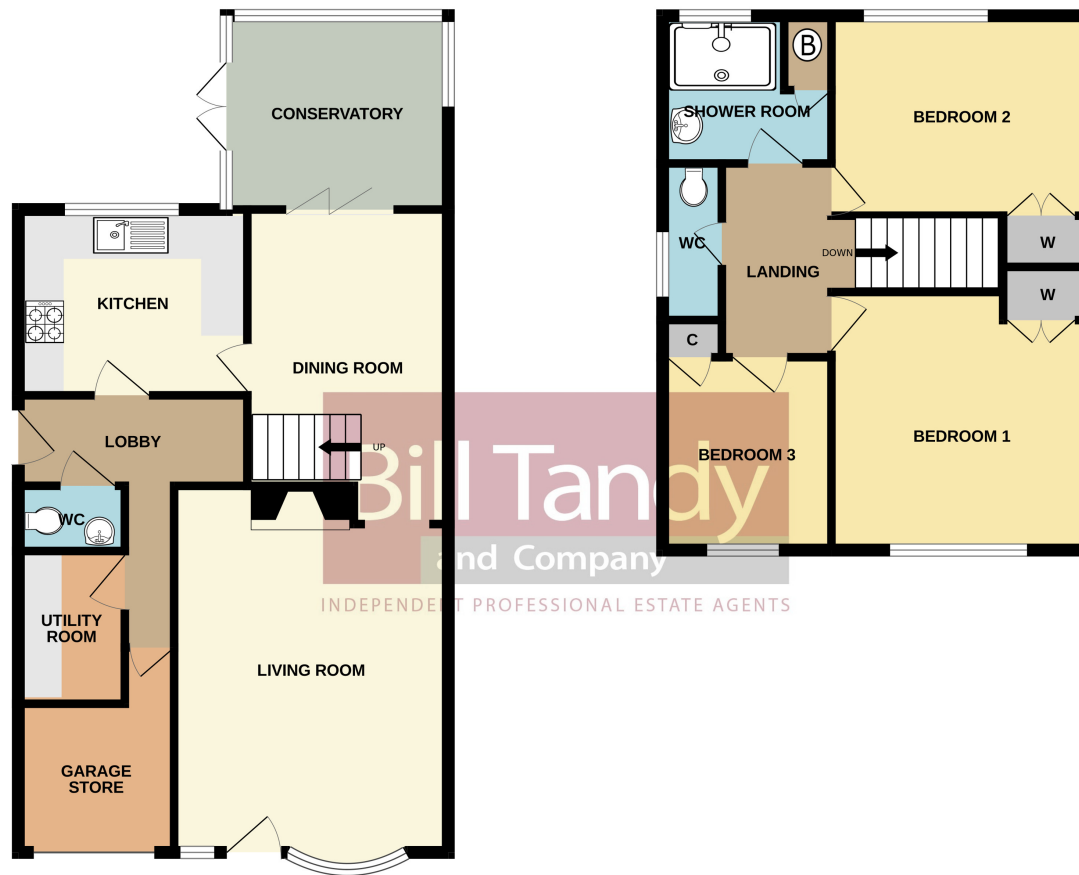
### VIEWING

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.

GROUND FLOOR

1ST FLOOR



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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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