



2 Shepherd Close, Lichfield, Staffordshire, WS13 7RT

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



## 2 Shepherd Close, Lichfield, Staffordshire, WS13 7RT

# £199,950

Enjoying a convenient location within the popular cathedral city of Lichfield, this mid town house offers an excellent opportunity for a first time buyer or investor purchaser. In need of general modernisation and refurbishment throughout, the property nonetheless offers well planned accommodation with a single storey extension to the rear creating a good sized kitchen area. Available with vacant possession and the benefit of no upward chain, an early viewing would be strongly encouraged.



### PORCH

approached via a UPVC double glazed entrance door and having inner bi-fold doors opening to:

### RECEPTION HALL

having double radiator, stairs leading off and built-in store cupboard.

### LOUNGE

4.00m x 3.60m (13' 1" x 11' 10") having UPVC double glazed window to front and radiator.

### DINING ROOM

3.00m x 2.90m (9' 10" x 9' 6") having radiator and UPVC double glazed internal window to kitchen.

### 'L' SHAPED KITCHEN

5.60m max (3.40m min) x 5.30m max (2.60m min) (18' 4" max 11' 2" min x 17' 5" max 8' 6" min) having work surface space with base storage cupboards and drawers, wall mounted storage cupboards, single drainer sink unit with mixer tap, UPVC double glazed sliding patio door to rear garden and double glazed window to same, wall mounted Glow-worm condensing gas combination gas central heating boiler with timer, metro style tiled splashbacks, breakfast bar space and plumbing for washing machine.

### FIRST FLOOR LANDING

having built-in cupboard and loft access hatch.

### BEDROOM ONE

3.50m x 3.40m (11' 6" x 11' 2") having wardrobes with sliding mirrored doors, UPVC double glazed window and radiator.

### BEDROOM TWO

3.08m x 2.62m (10' 1" x 8' 7") having UPVC double glazed window to rear, built-in wardrobe, laminate flooring and radiator.



### NURSERY BEDROOM THREE

2.00m x 1.90m (6' 7" x 6' 3") having UPVC double glazed window to front.

### BATHROOM

having bath with mixer tap, W.C., wash hand basin, useful storage cupboards, metro style tiling and two obscure UPVC double glazed windows.

### OUTSIDE

The property is set back off the road with a block paved driveway for two cars. To the rear of the property is a fenced garden with artificial lawn, patio area and gated access to the right of way at the rear.

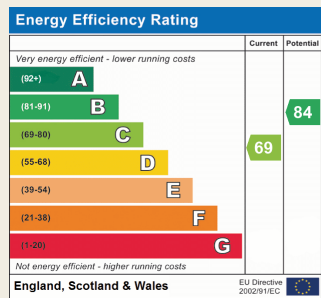
### COUNCIL TAX

Band B.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>



## TENURE

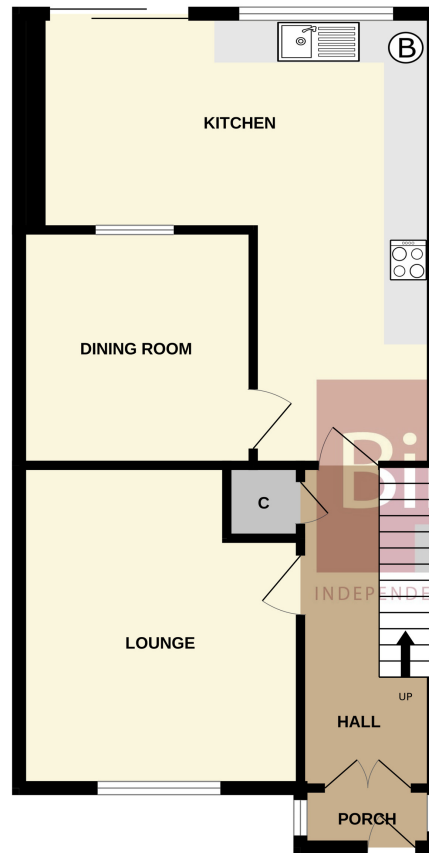
Our client advises us that the property is Freehold.  
Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

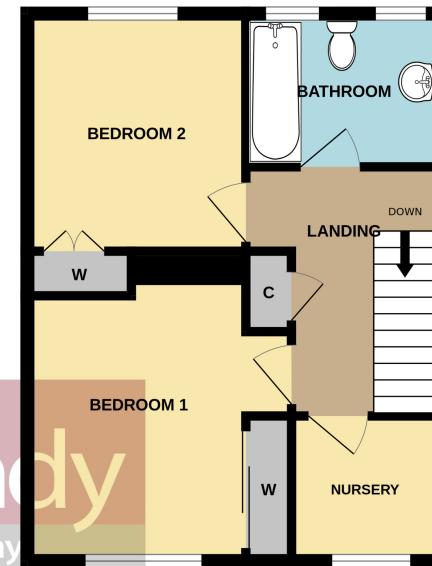
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



2 SHEPHERD CLOSE, LICHFIELD WS13 7RT

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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