



16 Dimbles Lane, Lichfield, Staffordshire, WS13 7HW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£275,000

Bill Tandy and Company are delighted in offering for sale this modern semi-detached house located on Dimbles Lane, on the edge of Anson Avenue. The property is superbly positioned within close proximity of Lichfield cathedral city centre with all its facilities and ideal commuter links. The property itself needs to be viewed to be fully appreciated and offers deceptively spacious accommodation which briefly comprises entrance hall, lounge, dining room, kitchen to rear, landing, three first floor bedrooms and tastefully modernised shower room and a separate w.c.. One of the distinct features of the property are its generously sized gardens to rear, driveway to front providing parking accessing the additional garage. The property is offered with the benefit of no upward chain and early viewings are highly recommended.



HALL

Double glazed front entrance door, laminate floor, stairs to first floor and doors open to

LOUNGE

5.37m x 3.75m max 2.60m min (17' 7" x 12' 4" max 8' 6" min)
Double glazed front and rear windows, radiator, feature fireplace.

DINING ROOM

3.86m x 2.73m (12' 8" x 8' 11") double glazed front window, radiator. Door opens to

KITCHEN

1.86m x 4.89m (6' 1" x 16' 1") Double glazed window and door to rear, radiator, tiled floor. Kitchen units comprise base and wall mounted storage cupboards with stainless steel twin bowl sink, spaces for cooker and white goods, door to a useful understairs cupboard.

FIRST FLOOR LANDING

Double glazed window to rear, radiator, door to cupboard housing the Vaillant boiler. Doors open to

BEDROOM 1

3.58m max 2.97m min x 3.78m (11' 9" max 9' 9" min x 12' 5")
double glazed window to front, radiator, fitted wardrobes and chest of drawers.

BEDROOM 2

3.57m x 2.76m (11' 9" x 9' 1") Double glazed front window, radiator and dressing table within inset.

BEDROOM THREE

2.32m x 2.85m (7' 7" x 9' 4") Double glazed rear window, radiator.



SHOWER ROOM

Aqua boarding to full ceiling height, modern suite comprises a pedestal wash hand basin, shower enclosure with shower over, chrome towel rail and double glazed rear window.

SEPERATE W.C.

With double glazed rear window and low flush w.c.

OUTSIDE

The property is located on a generous size plot to comprise:

PARKING

With front driveway leading to the side appointed garage, access to side gate and front entrance door.

DETACHED SIDE GARAGE

This side appointed garage is ideal for car or for storage with an up and over front door, rear window.

REAR GARDEN

Set to the rear of the property is a generous sized garden with the benefit of a paved patio, lawn beyond, well stocked shrubs and trees, rear summerhouse and shed, access to side gate.



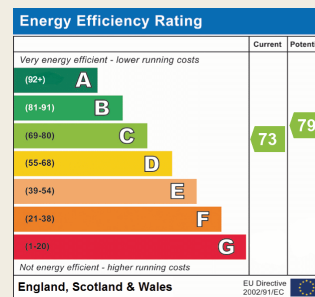
FURTHER INFORMATION/SUPPLIERS

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/>

COUNCIL TAX BAND C

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.

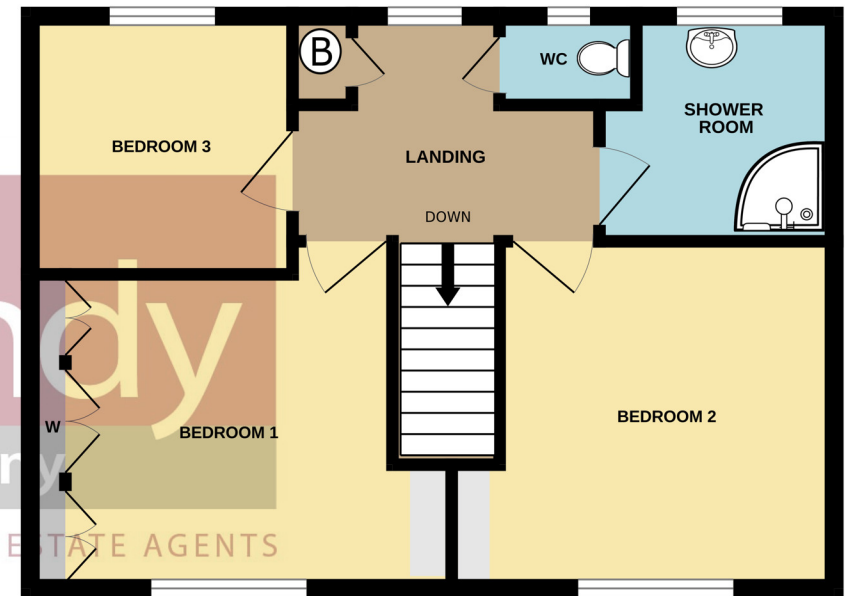
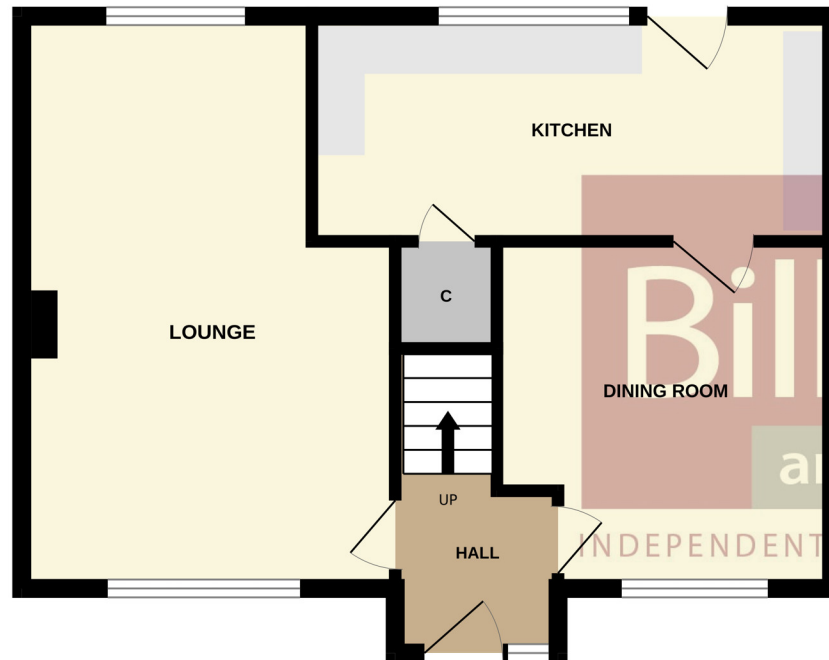
VIEWING

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.

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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