



2 Allington Avenue, Lichfield, Staffordshire, WS13 6PF

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£560,000

Bill Tandy and Company are delighted in offering for sale this generously sized and superbly presented detached family home arranged on three floors. The property is located on the highly sought after Darwin Park development, with a range of amenities within walking distance including Waitrose, Darwin Hall and Inkwel public house. The adjacent Cathedral Walk provides access into the city centre of Lichfield which has a further range of facilities including restaurants, bars and shops. The property, which we strongly urge is viewed internally for it to be fully appreciated, is arranged on three floors and briefly comprises, hall, guests cloakroom, lounge, dining family room, home office, updated dining kitchen, utility room, three first floor bedrooms, one having an en suite shower room, and family bathroom and on the second floor are two further bedrooms and a shower room. One of the distinct features of the property is its external space with parking to the right hand side, tandem length generously sized garage and gardens to front and rear.



RECEPTION HALL

approached via a front door with double glazed inset panel above and having Karndean floor with feature border, stairs to first floor with under stairs storage cupboard and doors open to:

GUESTS CLOAKROOM

having Karndean floor, radiator, modern suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

LOUNGE

5.92m max into bay x 3.14m (19' 5" max into bay x 10' 4") this generously sized lounge has a walk-in bay with double glazed windows and French doors opening out to the rear garden, radiator and a feature and focal point fireplace having a stone style hearth, inset, surround and mantel above housing a contemporary gas fire.

FAMILY DINING ROOM

3.18m x 3.14m (10' 5" x 10' 4") currently used as a family room and having double glazed windows to front and side, two radiators and Karndean floor with feature border.

OFFICE

3.19m x 2.43m (10' 6" x 8' 0") having double glazed window to front, radiator and Karndean floor with feature border.

OPEN PLAN DINING KITCHEN

4.45m x 3.00m max (14' 7" x 9' 10" max) having a range of upgraded and modernised units comprising base cupboards and drawers with round edge work tops above, wall mounted cupboards, tiled splashback surround, inset ceramic one and a half bowl sink unit, inset Hotpoint double oven with four ring gas hob and extractor fan above, integrated dishwasher, fridge and freezer, tiled floor, radiator, spotlighting and double glazed window and French doors providing access to the rear garden.

UTILITY ROOM

1.73m x 1.63m (5' 8" x 5' 4") having an obscure double glazed door to the side parking area, tiled floor flowing through from the kitchen, radiator, base and wall mounted storage cupboards, round edge work top, inset stainless steel sink, tiled splashback surround, space for washing machine and Worcester boiler.

FIRST FLOOR LANDING

having radiator, stairs rising to second floor and airing cupboard housing a recently installed Gledhill hot water cylinder. Doors lead off to:



BEDROOM ONE

5.18m max (4.15m min) x 3.21m plus wardrobe (17' 0" max 13' 7" min x 10' 6" plus wardrobe) having two double glazed windows to front, two radiators, useful built-in wardrobe and over stairs wardrobe/cupboard. Door opens to:

EN SUITE SHOWER ROOM

2.45m x 1.37m (8' 0" x 4' 6") having an obscure double glazed window to front, chrome heated towel rail, Karndean floor and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with Aqualisa shower over.

BEDROOM TWO

4.04m max (3.37m min) x 3.23m (13' 3" max 11' 1" min x 10' 7") having double glazed window to rear, radiator and built-in wardrobe.

BEDROOM THREE

2.64m x 2.58m (8' 8" x 8' 6") having double glazed window to rear, radiator and built-in wardrobe.

FAMILY BATHROOM

1.72m x 1.57m (5' 8" x 5' 2") having an obscure double glazed window to side, radiator, Karndean floor, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., and bath with shower head attachment.

SECOND FLOOR LANDING

having skylight window to rear and access to:

BEDROOM FOUR

5.10m max into recess x 3.25m (16' 9" max into recess x 10' 8") having double glazed window to front, radiator and loft access.



BEDROOM FIVE

5.10m max into recess x 2.60m (16' 9" max into recess x 8' 6") could also be used as a home office having double glazed window to front and radiator.

SHOWER ROOM

2.27m x 1.75m (7' 5" x 5' 9") having mosaic style tiled surround, Karndean floor, radiator and suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with Intelligent Aqualisa shower fitment with smart feature function controlled from a mobile phone.

OUTSIDE

To the front of the property is a gravelled foregarden with wrought-iron railings, and a driveway to the right hand side providing parking and leading to the garage. To the rear of the property is a cold water tap, paved pathway and patio space, shaped lawn, well stocked mature borders with shrubs and trees for screening and an additional corner paved patio area.

TANDEM GARAGE

10.87m x 2.74m (35' 8" x 9' 0") approached via an electrically operated up and over entrance door and having useful loft eaves storage, door to rear garden and light and power supply.

COUNCIL TAX

Band F.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



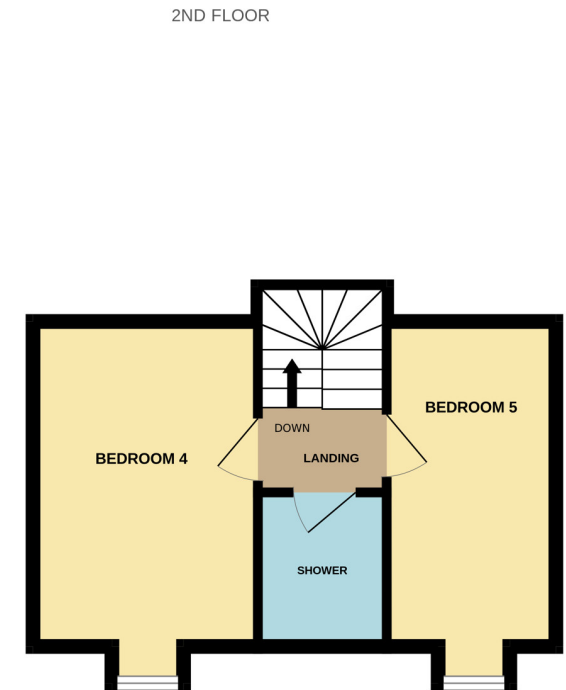
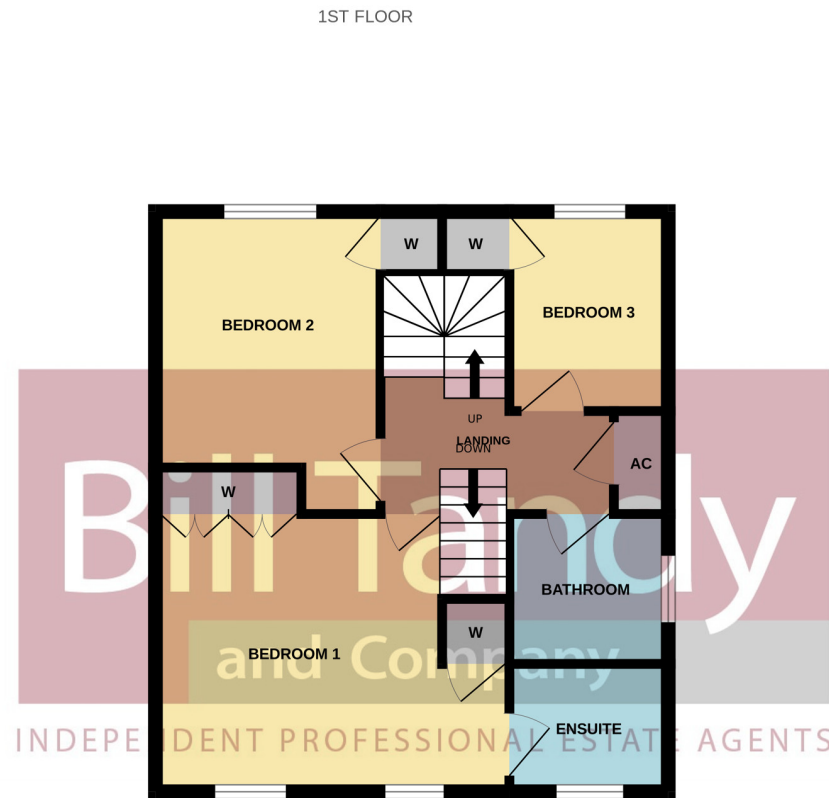
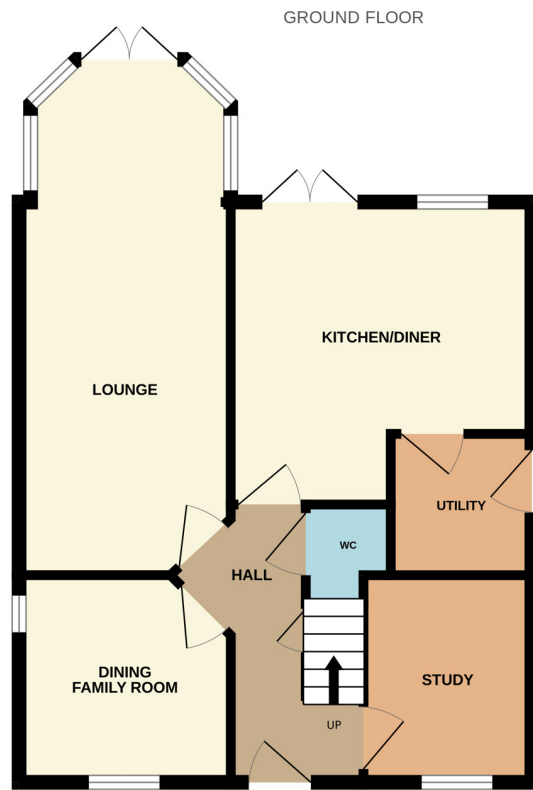
TENURE

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.



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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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lichfield@billtandy.co.uk
Tel: 01543 419400

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