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14 Poolfield Road, Lichfield, Staffordshire, WS13 8EB

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

14 Poolfield Road, Lichfield, Staffordshire, WS13 8EB

£620,000

Bill Tandy and Company are delighted to offer for sale this generously sized detached family home arranged on three floors set on a corner plot on the junction of Poolfield Road with Chatterton Avenue, and is superbly located just a short walk from the historic cathedral city centre of Lichfield, Waitrose and the tree-lined Cathedral walk. This exceptional residence combines a prime location with luxurious living and offers good sized accommodation throughout with a versatile layout to suit the ever-demanding family purchaser. Set on the ground floor is an entrance porch, reception hall, sitting/family room, separate dining room, modern breakfast kitchen, guests W.C.. and utility room. On the first and second floors are a generous through lounge, up to six bedrooms, two en-suites and a main bathroom. There are gardens to front and rear, with parking and double garage found to the rear of the property. Internal viewings are highly recommended.



RECEPTION VESTIBULE

with radiator and glazed double doors through to:

RECEPTION HALL

with radiator, coved cornice to ceiling and central heating thermostat.

FITTED GUESTS CLOAKROOM

with close coupled W.C., pedestal wash hand basin with tiled splashback, radiator and extractor fan.

SITTING/FAMILY ROOM

12' x 12' (3.66m x 3.66m) with UPVC double glazed double French doors out to the rear garden, double glazed window to side, radiator and double doors to:

DINING ROOM

11' 7" x 8' 8" (3.53m x 2.64m) with UPVC double glazed window to front and double radiator.

MODERN BREAKFAST KITCHEN

15' x 12' (4.57m x 3.66m) having a modern and contemporary range of high gloss units incorporating pre-formed work surface space with matching up-stands, base cupboards and drawers, matching wall mounted cupboards, space for a range cooker with stainless steel splashback and extractor hood, inset single drainer sink unit with mixer tap, integrated dishwasher, LED lighting to kickboard, UPVC double glazed window to front, Karndean flooring, downlighters and ample space for breakfast table. Door opens to:

UTILITY ROOM

with further matching work surface space with high gloss base cupboards and drawers, matching wall mounted storage cupboard housing boiler, stainless steel sink with mixer tap, space and plumbing for washing machine, radiator, a continuation of the Karndean flooring, obscure double glazed door to rear garden and cupboard housing the pressurised hot water cylinder.

FIRST FLOOR LANDING

having UPVC double glazed window, radiator and double doors to:

PRINCIPAL LOUNGE

21' x 12' (6.40m x 3.66m) this generously sized main lounge provides a superb entertaining space extending from front to rear of the home with fireplace with marble hearth and backing and inset living flame coal effect gas fire, two radiators and UPVC double glazed windows on three sides.



STUDY/OPTIONAL BEDROOM 6

8' 4" x 6' (2.54m x 1.83m) with UPVC double glazed window to front and radiator.

MASTER BEDROOM

12' 1" x 12' (3.68m x 3.66m) with UPVC double glazed window to front, radiator, coving and archway to:

DRESSING ROOM

8' 7" x 7' 4" (2.62m x 2.24m) having two double doored built-in wardrobes, UPVC double glazed window, radiator, halogen spotlights, coving to ceiling and door to:

EN SUITE SHOWER ROOM

having tiled shower cubicle with shower over, pedestal wash hand basin, close coupled W.C., comprehensive ceramic wall tiling, spotlights, obscure double glazed window and shaver/light unit.

SECOND FLOOR LANDING

having radiator, loft ladder access to boarded loft space and UPVC double glazed window to rear.

BEDROOM TWO

11' 8" x 11' 7" (3.56m x 3.53m) with UPVC double glazed window to front, coving to ceiling, double doored built-in wardrobe and door to:

EN SUITE SHOWER ROOM

having tiled shower cubicle with shower above and extractor fan, close coupled W.C., pedestal wash hand basin, partial ceramic wall tiling, obscure UPVC double glazed window, radiator and shaver/light unit.



BEDROOM THREE

12' x 10' 8" (3.66m x 3.25m) with UPVC double glazed windows to front and side, radiator and built-in double doored wardrobe.

BEDROOM FOUR

12' x 8' (3.66m x 2.44m) with UPVC double glazed window to rear with pleasant aspect, radiator and double doored built-in wardrobe.

BEDROOM FIVE

7' 6" x 7' (2.29m x 2.13m) with UPVC double glazed window to rear and radiator.

FAMILY BATHROOM

having a white suite comprising panelled bath with shower above, close coupled W.C. and pedestal wash hand basin, radiator, ceramic wall tiling, spotlighting, extractor fan, radiator, shaver/light unit and obscure double glazed window to front.

OUTSIDE

Positioned to the rear is a tarmac driveway with parking for two cars with access to the double garage. The property occupies a corner position with an established and private westerly facing rear garden with slabbed patio seating area, raised decked seating, raised borders with shrubs and plants, walled and fenced perimeters, gated access to the side and useful cold water tap. The gardens run to the side and front with wrought-iron railings and gravelled border to the front aspect.



DOUBLE GARAGE

17' x 16' 5" (5.18m x 5.00m) Positioned to the rear of the property, with twin up and over entrance doors, light and power points, personal door to rear garden and useful eaves storage.

COUNCIL TAX BAND F

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.



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

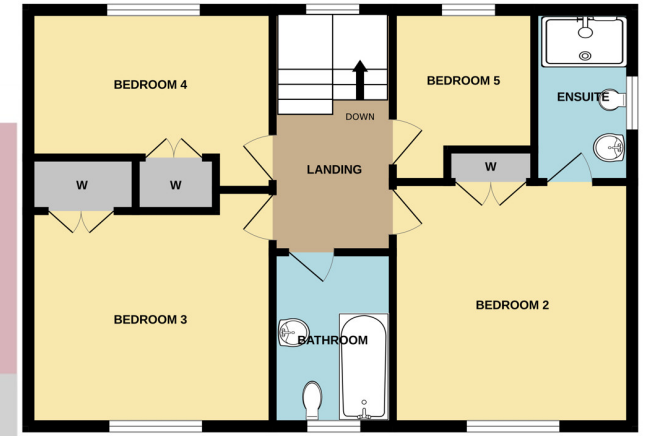
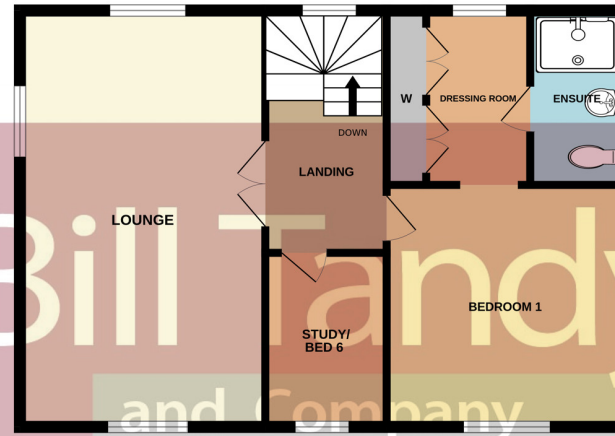
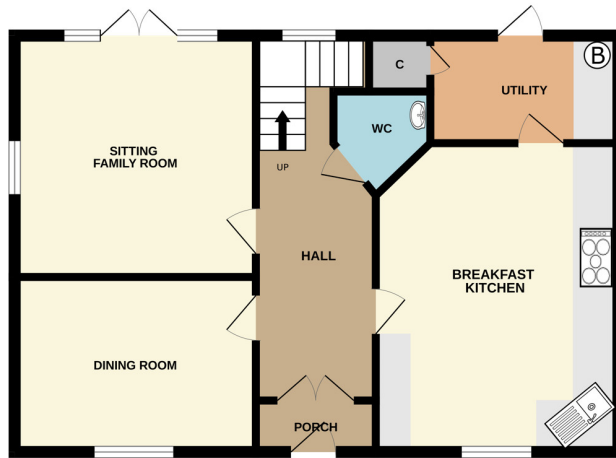
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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

2ND 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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