

Bill Tandy  
and Company

DRAFT

39 Christchurch Lane, Lichfield, Staffordshire, WS13 8AY

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**39 Christchurch Lane, Lichfield,  
Staffordshire, WS13 8AY**

## **£300,000 Offers over**

This traditional end-terraced family home offers an outstanding opportunity for those willing to tackle the refurbishment required. With self-evident issues that need resolving including damp and structural work, the property offers enormous potential to create a lovely home in this highly desirable location. The property is opposite the popular Christchurch primary school and enjoys a perfect setting with the local church, and nearby Leomansley Woods - perfect for dog walking. Lichfield city centre amenities are also within easy reach where a broad choice of facilities are available. We would reinforce that this property is priced to reflect the considerable work required which may render attaining mortgage funding difficult and is perhaps best suited to a cash buyer.



### **ENCLOSED PORCH**

approached via an obscure glazed entrance door with side screens and having quarry tiled floor and inner door opening to:

### **SITTING ROOM**

3.95m x 3.78m (4.50m into bay) (13' 0" x 12' 5" - 14'9" into bay) having sash bay window to front, brick fireplace, coved cornice, picture rail and glazed door to:

### **LOBBY**

with understairs storage cupboard and access to:

### **DINING ROOM**

3.93m x 3.80m (12' 11" x 12' 6") having brick fireplace with quarry tiled hearth, window to rear and stairs leading off.

### **KITCHEN**

4.83m x 2.37m (15' 10" x 7' 9") having quarry tiled floor, a basic range of kitchen units with single drainer sink, two windows to side and door to same.

### **FIRST FLOOR LANDING**

with doors leading off to:

### **BEDROOM ONE**

4.00m x 3.80m (13' 1" x 12' 6") having window to front.

### **BEDROOM TWO**

3.95m x 2.76m (13' 0" x 9' 1") having built-in cupboard and window to rear.

### **BEDROOM THREE/NURSERY**

2.40m x 2.22m (7' 10" x 7' 3") having window to side and door to:

### **BATHROOM**

having bath, W.C., wash hand basin, obscure glazed window to side and linen cupboard.



### **OUTSIDE**

The property is set back off Christchurch Lane with a small foregarden and pathway approach to the front door. To the rear of the property is a courtyard and brick store, and across the shared right of way is access to the garden which is a good size with hedgerow perimeters.

### **COUNCIL TAX**

Band C.

### **FURTHER INFORMATION/SUPPLIERS**

To be confirmed. There is no gas currently installed at the property.

### **AGENTS NOTE**

Please note that the property currently has an unregistered title.

### **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.



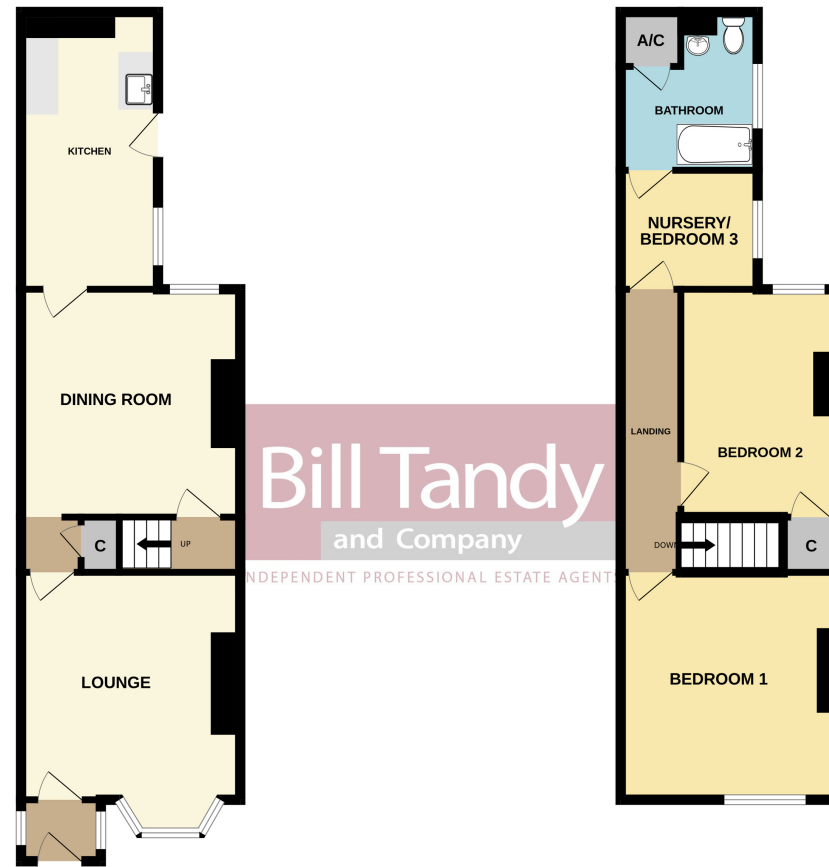
## VIEWING

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



39 CHRISTCHURCH LANE, LICHFIELD WS13 8AY

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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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