



1 Christ Church Gardens, Lichfield, Staffordshire, WS13
8BB



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£315,000 Offers Over

Stylishly presented throughout this impressive traditional semi detached family home enjoys a delightful and peaceful location on Christ Church Gardens just off Christchurch Lane. Perfect for accessing Lichfield city centre amenities and with the popular Christchurch school within minutes walk, the property is an ideal family home available with the benefit of no upward chain. Delightfully presented throughout the property has natural character and charm which is further enhanced by the delightful rear garden full of mature shrubs and plants. With the benefit of UPVC double glazing and combination gas fired central heating an early viewing of this fine traditional home is strongly encouraged.



RECEPTION HALL

approached via a UPVC double glazed entrance door and having wood laminate flooring, radiators, stairs leading off and door to:

THROUGH SITTING ROOM

5.45m x 3.40m (17' 11" x 11' 2") a stylish room with a central exposed brick fireplace, double glazed double French doors opening into the rear garden, double glazed window to front and double radiator.

STYLISH BREAKFAST KITCHEN

3.78m x 3.50m (12' 5" x 11' 6") well fitted with natural wood work tops with base storage cupboards and drawers beneath, matching wall mounted storage cupboards, butler style sink with mono bloc mixer tap, integrated dishwasher, integrated electric oven with four ring gas hob and extractor, concealed wall mounted Worcester condensing gas central heating boiler, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, UPVC double glazed window overlooking the rear garden, double radiator, useful shelved pantry store cupboard and UPVC double glazed door to garden.

FIRST FLOOR LANDING

approached via a return staircase with natural wood spindle balustrade and having exposed and stained floorboards, loft access hatch and doors leading off to:

BEDROOM ONE

4.46m x 3.33m (14' 8" x 10' 11") having a continuation of the exposed and stained floorboards, UPVC double glazed window to rear and double radiator.

BEDROOM TWO

3.44m x 2.15m (11' 3" x 7' 1") again with the exposed and stained floorboards and having double built-in cupboard, UPVC double glazed window to front and radiator.



BEDROOM THREE

2.42m x 1.90m (7' 11" x 6' 3") used as an office having a work station and shelving, a continuation of the exposed and stained floorboards, UPVC double glazed window to rear and radiator.

BATHROOM

having a white suite comprising panelled bath with Grohe thermostatic shower fitment and pedestal wash hand basin, metro style tiled splashbacks, radiator, mirrored vanity cabinet and UPVC obscure double glazed window.

SEPARATE W.C.

having a close coupled W.C. and UPVC obscure double glazed window to front.



OUTSIDE

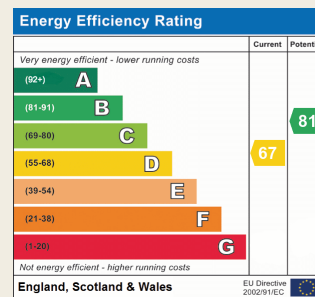
The property is set well back off the cul de sac with a gravelled driveway providing parking for several cars and a deep lawned foregarden hedged perimeters and side pathway with gated access leading to the rear garden. To the rear of the property is a mature, landscaped and private garden with patio seating area with timber pergola, generous lawns with mature flower and herbaceous borders, fenced and hedged perimeters, storage shed with hen coop and superb timber greenhouse and potting shed.

COUNCIL TAX

Band C.

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

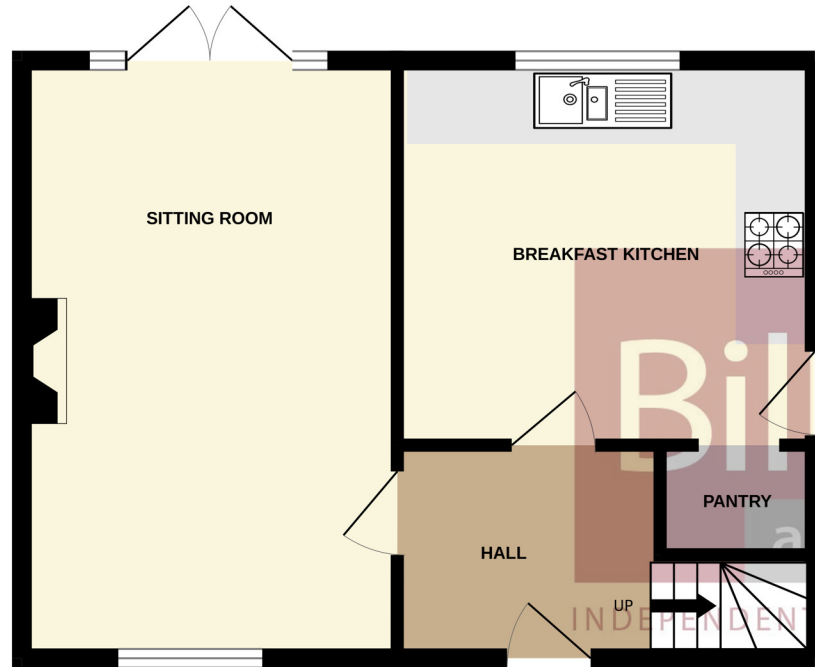
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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

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



1 CHRIST CHURCH GARDENS, LICHFIELD WS13 8BB

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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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS