



23 Giles Road, Lichfield, Staffordshire, WS13 7JU

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**23 Giles Road, Lichfield,
Staffordshire, WS13 7JU**

£285,000

Enjoying a lovely setting in this peaceful cul de sac on the northern fringe of the cathedral city of Lichfield, and perfect for accessing both the countryside surrounds and the city centre itself, stands this lovely link detached family home. Available with the benefit of no upward chain and immediate vacant possession, the property is very comfortably presented and benefits from UPVC double glazing and gas fired central heating. On the ground floor the accommodation is enhanced by the addition of a substantial conservatory to the rear which affords pleasant aspects over the well maintained private garden. Please note whilst the property is currently Leasehold it is anticipated the sale will be transferred as Freehold on completion.



CAR PORT APPROACH

having UPVC double glazed entrance door and side screen opening to:

RECEPTION HALL

having radiator, useful coats store cupboard with bi-fold door and door to:

LIVING ROOM

4.95m x 3.33m (16' 3" x 10' 11") having a wall mounted gas fire, UPVC double glazed bow window to front, double radiator, coving, three wall light points and stairs leading off.

FAMILY DINING KITCHEN

4.95m x 3.61m max (2.60m min) (16' 3" x 11' 10" max 8'6" min) the Kitchen Area has pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards, single drainer stainless steel sink unit with mixer tap, built-in electric double oven and grill with four ring gas hob and extractor hood, free-standing dishwasher and fridge, low energy downlighters and breakfast bar, with the Dining Area having radiator, coving and double glazed sliding patio doors opening to:

CONSERVATORY

4.67m x 2.80m (15' 4" x 9' 2") being UPVC double glazed and having door to rear garden, light and power points and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback, radiator and obscure UPVC double glazed window.

FIRST FLOOR LANDING

having useful built-in airing cupboard housing the pre-lagged hot water cylinder, linen shelving and timer for central heating. Doors lead off to further accommodation.

BEDROOM ONE

4.00m max x 3.10m (13' 1" max x 10' 2") having fitted wardrobes, built-in store cupboard, radiator and UPVC double glazed window to front with far-reaching views.



BEDROOM TWO

2.85m x 2.58m (9' 4" x 8' 6") having UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.85m x 2.23m (9' 4" x 7' 4") having UPVC double glazed window to rear and radiator.

BATHROOM

having a suite comprising panelled bath with Mira thermostatic shower fitment over and bi-fold shower screen, pedestal wash hand basin and W.C., radiator, ceramic wall tiling, two UPVC obscure double glazed windows and mirrored vanity cabinet.

OUTSIDE

The property is set back from the road with a side driveway leading to a car port area with a lawned foregarden. To the rear of the property is a well maintained private garden with generous slatted patio seating area and raised neatly tended lawn with fenced perimeters, greenhouse, garden shed and useful cold water tap.

GARAGE

5.04m x 2.34m (16' 6" x 7' 8") approached via an up and over entrance door and having light and power, Ideal Classic gas central heating boiler and door to rear garden.



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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/>

LEASE TERMS

We understand the property is held on a 99 year lease from 29 September 1972 with a current Ground Rent of £22.50 per half year rising to £60.00. Please note it is anticipated the property will be sold as Freehold on completion. The quote for the purchase of the Freehold has been obtained as at March 2025 in the sum of £16,950 plus legal costs. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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



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TENURE

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

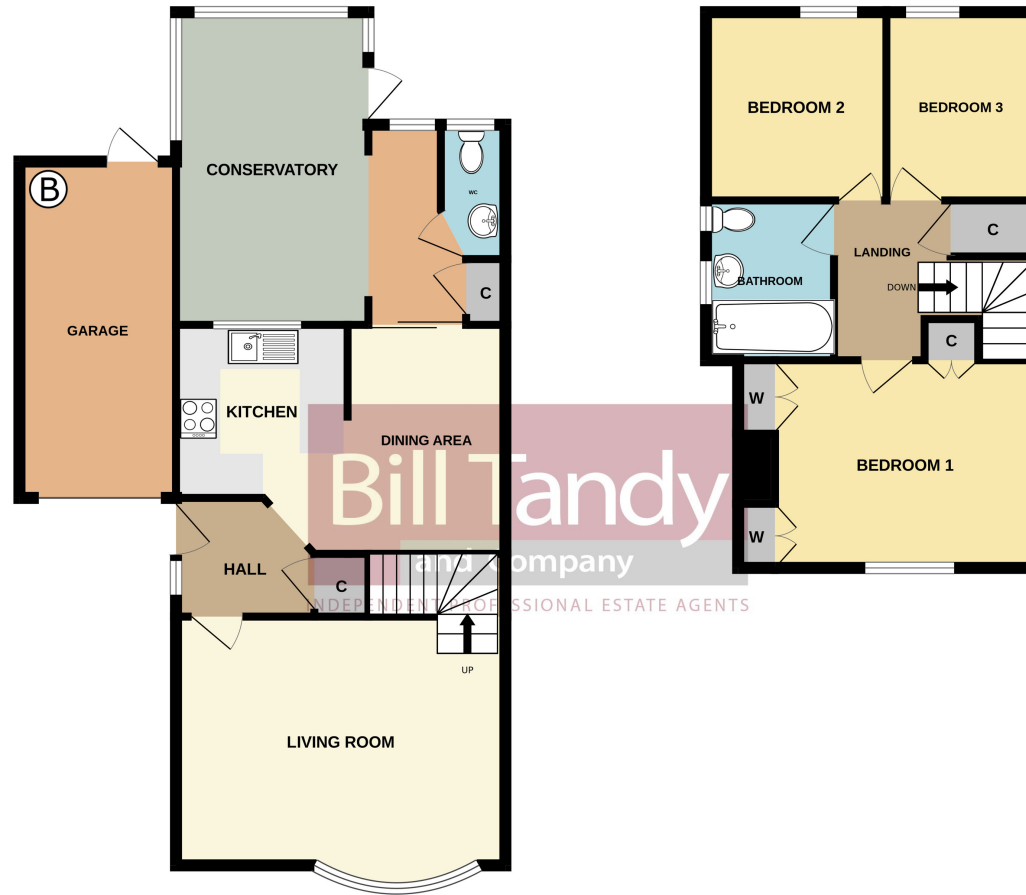
VIEWING

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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