



17 Harwood Road, Lichfield, Staffordshire, WS13 7PP

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



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Staffordshire, WS13 7PP**

**£345,000**

\*\* UPDATED AND IMPROVED 3 BEDROOM HOUSE IN A POPULAR LOCATION OF LICHFIELD \*\* Bill Tandy and Company Lichfield are delighted to offer for sale this superbly updated and modern semi-detached house superbly located on the edge of Lichfield's City Centre and on Harwood Road. Located on the Northern side of the Cathedral City, the property enjoys a range of nearby Primary and Secondary schools, ever popular Beacon Park and Morrisons Superstore all of which found a short distance to the property. The house itself needs to be viewed to be fully appreciated and comprises a porch, reception hall, lounge, updated breakfast kitchen, rear conservatory, utility room, ground floor w.c. and ground floor office. To the first floor are three bedrooms and a updated shower room. One of the distinct features of the property is the landscaped outside space. With parking for numerous cars to front, garage ideal for storage, small car or motorcycles, landscaped low maintenance rear garden with entertaining areas including a sheltered pergola/gazebo and storage shed. Council Tax Band C.



**THE PROPERTY IS ARRANGED ON TWO FLOORS  
TO COMPRISE:**

### **ON THE GROUND FLOOR**

#### **PORCH**

with a recently updated composite door flanked by windows either side, internal door opens to

#### **RECEPTION HALL**

with stairs to first floor accommodation, doors open to

#### **LOUNGE**

3.63m x 4.06m (11' 11" x 13' 4") With front window, and a designer upright radiator.

#### **UPDATED BREAKFAST KITCHEN**

05.7m x 2.97m (18' 8" x 9' 9") Superbly updated to a contemporary high gloss kitchen with a radiator, tiled floor, kitchen units comprise base and wall mounted store cupboards, white preparation work tops above, inset sink unit, a range of inset units comprising a built in double oven, microwave, island/breakfast bar with gas hob and extractor above. Off leads to

#### **CONSERVATORY**

4.65m x 3.52m (15' 3" x 11' 7") having a all weather roof, French doors to rear, additional side door, window overlooking the garden and a tiled floor.

#### **W.C**

With rear window, suite comprises a vanity unit with sink, low flush w.c. and aqua boarding surround.

#### **UTILITY ROOM**

1.78m x 2.4m (5' 10" x 7' 10") With door to rear garden, side window, tiled floor, modern base cupboards for storage and space for white goods.



#### **OFFICE**

2.5m x 1.46m (8' 2" x 4' 9") (Forming part of the original garage and could be put back to a full size garage if needed) currently used a useful office/storage room.

### **ON THE FIRST FLOOR**

Stairs from the ground floor reception hall ascend to the landing with doors opening to

#### **BEDROOM 1**

3.59m x 3.06m (11' 9" x 10' 0") Window to front and door to bedroom 3/dressing room.

#### **BEDROOM 2**

3.01m x 3.08m (9' 11" x 10' 1") With window to rear.

#### **BEDROOM 3/DRESSING ROOM**

2.52m x 2.43m (8' 3" x 8' 0") Versatile room currently used as a dressing room



### UPDATED SHOWER ROOM

2.51m x 1.68m (8' 3" x 5' 6") With an updated suite comprising a wall hung vanity unit with storage and sink, low flush w.c. walk in shower, aqua boarding surround and rear and side window.

### OUTSIDE

#### PARKING

Generous size front parking with a block paved driveway, access to front entrance door, garage/store and side gate.

#### STORE

2.61m x 3.46m (8' 7" x 11' 4") Forming a small part of the original garage now ideal for storage with access doors to front.

#### LANDSCAPED REAR GARDEN

Superbly updated with a low maintenance feel comprising decked and paved patio areas, artificial lawn, sheltered pergola and shed.

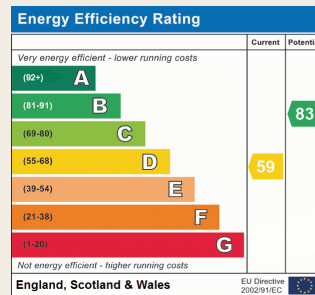
#### COUNCIL TAX BAND C



### FURTHER INFORMATION/SUPPLIERS

Drainage - Mains drainage - South Staffs Water.  
Electric and Gas supplier - Octopus Energy  
T.V and Broadband - Vodafone

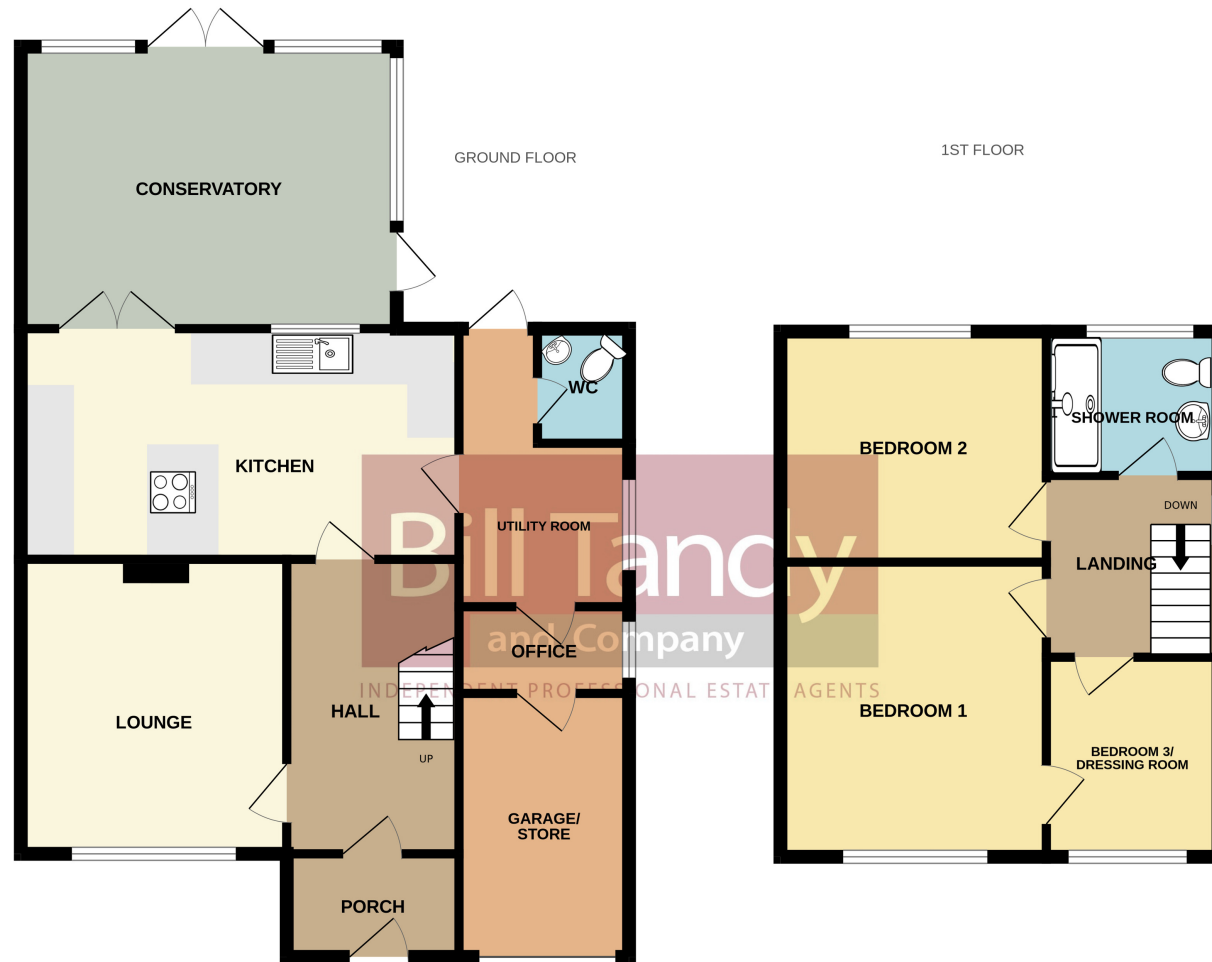
For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



### 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.



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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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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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