



THE HOLLIES

20

22

20 Walsall Road, Lichfield, Staffordshire, WS13 8AB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**20 Walsall Road, Lichfield,
Staffordshire, WS13 8AB**

£375,000

Offers in the region of

The Hollies are a collection of superb traditional Victorian properties located in the select cul de sac section of the Walsall Road, whilst being within walking distance of the city centre of Lichfield. The property provides an abundance of charm and traditional features, whilst providing deceptively spacious accommodation arranged over three floors. The accommodation briefly comprises reception hall, sitting room with opening to dining room to the rear, kitchen with access to a useful cellar, laundry room and ground floor W.C. On the first floor are two generously sized bedrooms and shower room, and on the top floor is an additional bedroom with en suite shower room and fitted wardrobes. There is a generous sized garden to the rear and there is on street parking. We strongly urge the property is viewed for it to be fully appreciated.



RECEPTION HALL

approached via a front entrance door with obscure double glazed window above and having radiator, exposed wooden floorboards, stairs to first floor and doors to:

SITTING ROOM

3.82m x 3.57m (12' 6" x 11' 9") having sash window to front, exposed wooden floorboards and the feature and focal point of the room is its fireplace having a tiled hearth, wooden surround with mantel above and an inset gas fire. A square archway leads off to:

DINING ROOM

3.94m x 3.27m (12' 11" x 10' 9") having window to rear, wooden floor, radiator, door to hallway and the feature and focal point of the room is its fireplace with tiled hearth, Victorian style cast-iron inset with tiled insets, wooden surround with mantel above and additional inset fireplace (not operational).

KITCHEN

3.78m plus recess x 2.29m (12' 5" plus recess x 7' 6") having window to side, slate tiled floor, vaulted ceiling section with Velux skylight window and door to the CELLAR providing useful storage. The kitchen has a range of wooden units comprising base cupboards and drawers surmounted by granite work tops, tiling surround, inset stainless steel one and a half bowl sink unit, Rangemaster multi oven with gas hob above and extractor fan and space for fridge/freezer.

UTILITY ROOM

2.26m x 2.22m (7' 5" x 7' 3") having stable door to rear garden, slate tiled floor, radiator, round edge work top with space below suitable for fridge and washing machine, wall mounted storage units and door to:



GROUND FLOOR W.C.

having obscure double glazed side window and suite comprising wall mounted wash hand basin and low flush W.C.

FIRST FLOOR LANDING

having staircase rising to the second floor and doors open to:

BEDROOM ONE

3.99m x 3.85m (13' 1" x 12' 8") having superb walk-in wardrobe positioned underneath the staircase to the second floor, exposed wooden floorboards, exposed cast-iron fireplace and sash window to front.

BEDROOM TWO

3.24m x 3.05m (10' 8" x 10' 0") having window to rear, radiator and feature exposed wooden floor.

SHOWER ROOM

having radiator, obscure glazed window to rear and suite comprising vanity unit with tiled splashback surround, low flush W.C. and shower cubicle with shower appliance over and aqua boarding surround. There is a wall mounted Baxi boiler.



SECOND FLOOR BEDROOM THREE

4.11m x 2.78m (13' 6" x 9' 1") (into reduced ceiling height) having window to rear, radiator and superb fitted wardrobes. Door to:

EN SUITE SHOWER ROOM

having double glazed window to rear, radiator and suite comprising vanity unit with drawers and wash hand basin above, low flush W.C. and shower cubicle with Mira shower appliance and aqua boarding surround.

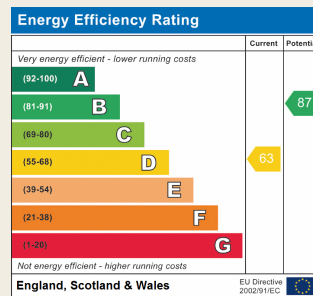
OUTSIDE

To the front of the property is a pedestrian gate leading to a paved pathway to the front entrance door, retaining wall to front with low level shrubs. To the rear of the property is a block paved courtyard area and patio ideal for entertaining and shared side gated access ideal for bins. Set beyond is a shaped lawn with flower bed borders whilst the garden further extends to a feature block paved additional rear terrace patio space. A pedestrian gate provides access to a rear appointed section of the garden with storage shed and fenced surround.



COUNCIL TAX

Band D.



TENURE

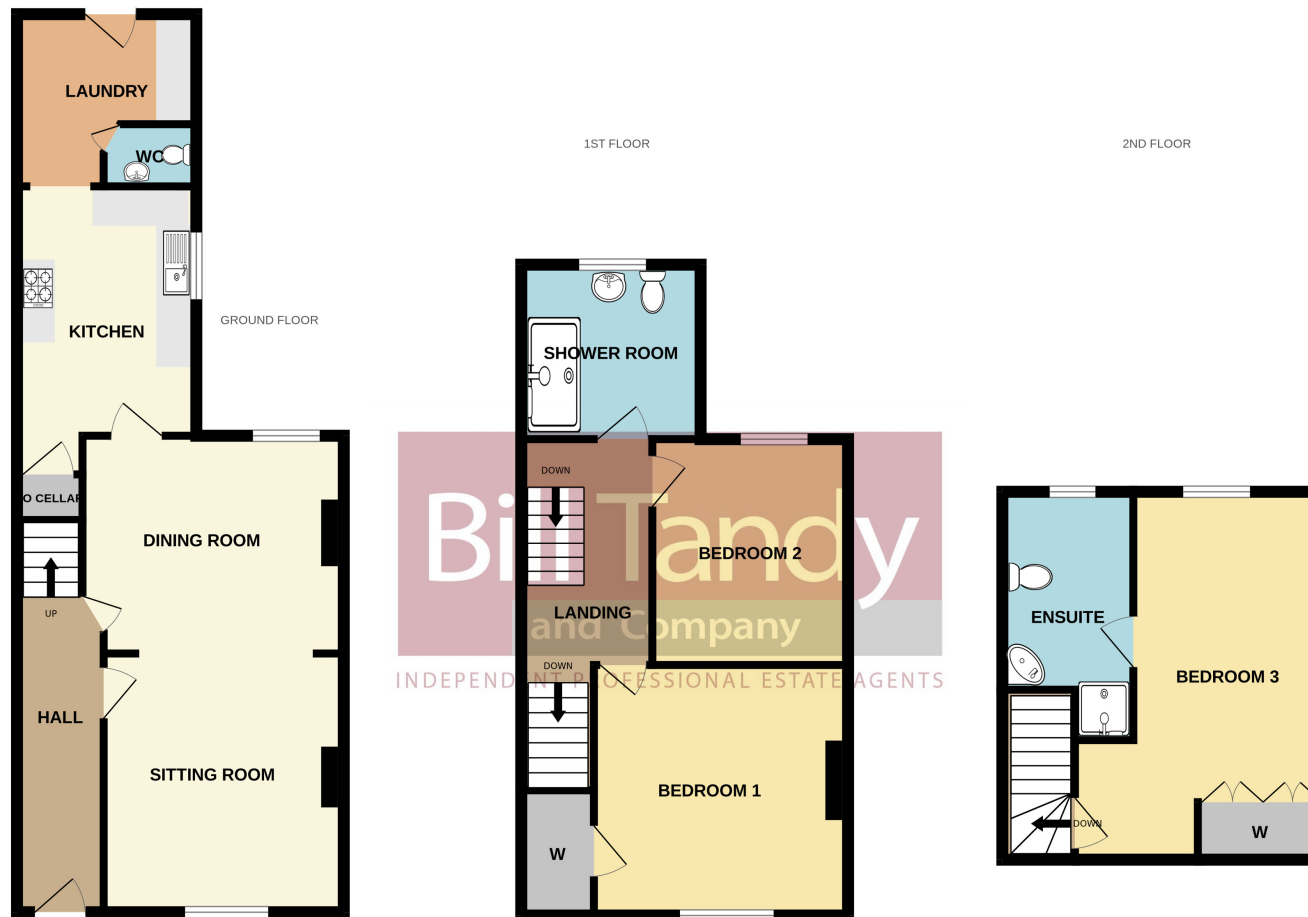
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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.



20, WALSALL ROAD, LICHFIELD, WS13 8AB

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.
Made with Metropix ©2023

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

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS