



# DRAFT

11 Ivanhoe Road, Lichfield, Staffordshire, WS14 9AY

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 11 Ivanhoe Road, Lichfield, Staffordshire, WS14 9AY

# £425,000

Flawlessly finished with exquisite attention to detail this beautifully refurbished Edwardian semi detached family home is truly delightful, and has been sympathetically finished to a very high standard throughout. The clever alteration to the ground floor layout has resulted in a superb sized family dining kitchen with integral appliances and quality fitments throughout. The first floor boasts three good bedrooms, and again the clever creation of a luxury en suite shower room to the main bedroom, and the family bathroom is beautifully finished with quality sanitaryware. The refurbishment has included brand new central heating, rewiring, plastering throughout and replacement switchgear sockets, all with a running brushed brass theme throughout. The convenient town center location also has the unexpected benefit of both a garage and gated driveway at the rear - a most useful feature given the central location. Lichfield city centre amenities including the bus and rail stations are within minutes walk, making this an ideal property to take full advantage of Lichfield's comprehensive shopping and leisure facilities. Available with no upward chain an early viewing of this truly impressive family home is strongly recommended.



### RECEPTION VESTIBULE

approached via an original obscure glazed entrance door and having tiled flooring and inner door opening to:

### RECEPTION HALL

having a continuation of the tiled flooring, radiator, stairs leading off and central heating thermostat control.

### SITTING ROOM

3.50m x 3.50m (11' 6" x 11' 6") having a sealed unit double glazed bay window to front with fitted window seat and cupboard space, central revealed brick chimney with tiled hearth, stylish wall lights and radiator.

### SUPERB FAMILY DINING KITCHEN

9.12m overall x 3.50m max (2.90m min) (29' 11" overall x 11' 6" max 9' 6" min) a superb open plan family dining kitchen area, newly fitted with white granite work tops, base storage cupboards and drawers with an attractive sage green finish, built-in electric oven and grill, Bosch four ring induction hob and extractor fan, enamel butler style sink with brass finish swan neck mixer tap, integrated washing machine, tumble dryer and dishwasher each with matching fascias, fitted American style fridge/freezer with pullout cupboards surround, concealed wall mounted newly fitted Ideal Logic combination gas central heating boiler, bottle rack, central island unit with breakfast bar overhang, three radiators, sealed unit double glazed sash windows to rear and side and further sealed unit double glazed window to side, door to garden and triple bi-fold doors opening to the garden patio, low energy downlighters and door to a Lobby with further door to:

### FITTED GUESTS CLOAKROOM

a superb addition to the property having a W.C. with concealed cistern and vanity wash hand basin with mono bloc mixer tap and cupboard space and metro style tiling.



### FIRST FLOOR LANDING

having spindle balustrade, two radiators, loft access hatch and linen cupboard with radiator and shelving.

### BEDROOM ONE

4.51m max x 3.50m (14' 10" max x 11' 6") having stylish wall panelling with bedside lighting, sealed unit double glazed sash window to front, two radiators and door to:

### LUXURY EN SUITE SHOWER ROOM

having a metro style tiled shower cubicle with bi-fold screen and thermostatic shower fitment with drencher shower, W.C. with concealed cistern, Villeroy and Boch vanity unit with wash hand basin with brass finish mono bloc mixer tap and cupboard space beneath, metro style tiling, brass finish heated towel rail/radiator, extractor fan, low energy downlighters and sun tube.

### BEDROOM TWO

3.81m x 2.83m (12' 6" x 9' 3") having sealed unit sash window to rear, double radiator and attractive wall panelling with bedside lighting.

### BEDROOM THREE

2.93m x 2.32m (9' 7" x 7' 7") having sealed unit sash window to rear, wall panelling and radiator.



### LUXURY BATHROOM

having curved corner bath with glazed screen and thermostatic shower fitment over with drencher shower and mixer tap, vanity unit with mono bloc mixer tap and cupboard space beneath, W.C. with concealed cistern, glass finish heated towel rail/radiator, electric shaver point, fitted wall lights, downlighters, extractor fan, obscure UPVC double glazed window to side and metro style wall tiling.

### OUTSIDE

To the rear of the property is a pleasant garden with generous patio seating area leading to a lawn with fenced and hedged perimeters and established shrubbery. The lower part of the garden is has the garage with gated driveway having vehicular access at the rear.

### GARAGE

6.10m x 2.75m (20' 0" x 9' 0") approached via a newly fitted up and over entrance door and having light and power points, and windows and door to rear garden.

### COUNCIL TAX

Band C.



### SUPPLIER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### ANIT-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.



### 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.

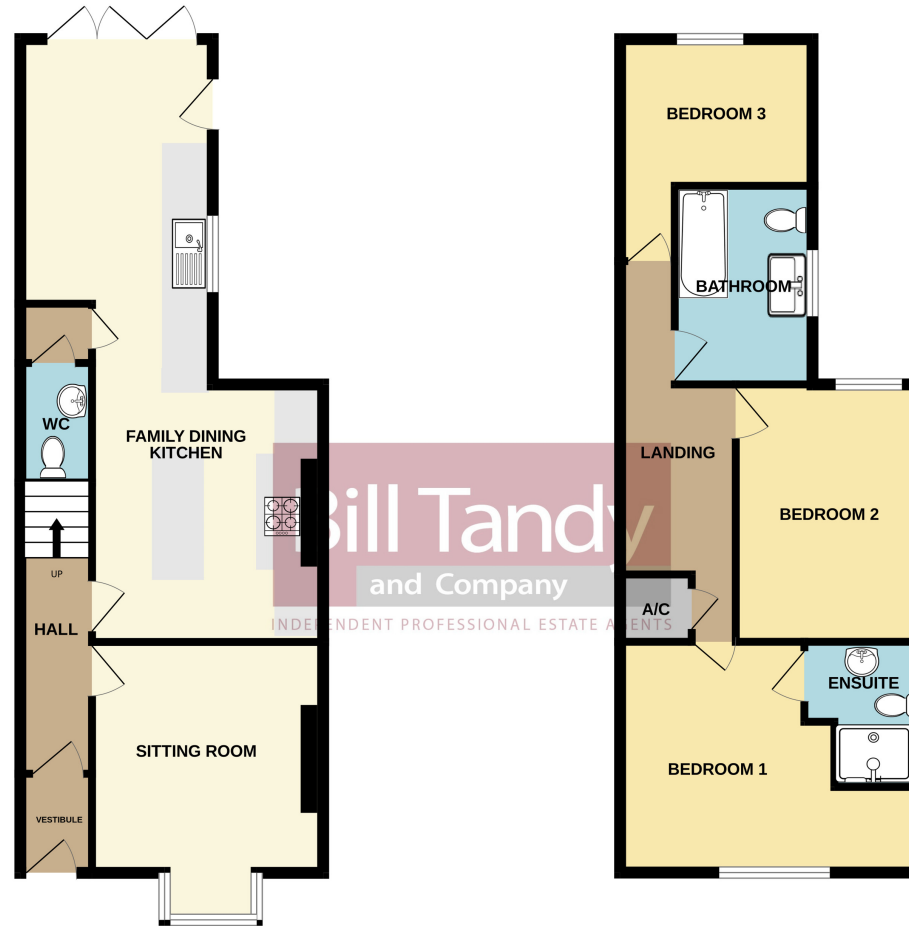
### VIEWING

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



11 IVANHOE ROAD, LICHFIELD WS14 9AY

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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