



19 Copperfields, Lichfield, Staffordshire, WS14 9YQ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£275,000

Enjoying a lovely setting on this popular private retirement development, this attractive semi-detached property has been much improved by the present owner with re-fitted kitchen and shower room facilities and upgraded electric heaters. Perfectly positioned to take advantage of Lichfield's city centre amenities, Copperfields is a delightful and peaceful location set on the edge of Boley Park and within easy reach of city centre amenities and local doctors. With the benefit of UPVC double glazing throughout and the advantage of immediate vacant possession, an early viewing of this very attractive retirement property for age 55 and over is strongly recommended



CANOPY PORCH

having adjacent bin store and entrance door opening to:

RECEPTION HALL

with laminate flooring, stairs leading off to the first floor, Newlec storage heater, useful under-stairs storage cupboard with space for storage ideal for a washing machine.

LOUNGE

4.80m x 3.00m (15' 9" x 9' 10") having a central fireplace with marble hearth, Newlec storage heater, UPVC double-glazed sliding patio door to outside, laminate flooring and glazed double doors opening to:

DINING ROOM

3.66m x 3.30m (12' 0" x 10' 10") a versatile room that could also double as a ground floor bedroom having UPVC double glazed shuttered bow window to front, coving to ceiling, electric storage heater, laminate flooring and double doored storage cupboard.

FITTED KITCHEN

2.63m x 2.42m (8' 8" x 7' 11") well fitted with newly-fitted work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric double oven with four ring ceramic hob and extractor hood, one and a half bowl sink unit with mixer tap, newly fitted integrated fridge/freezer, tiled flooring, tiled splashbacks, UPVC double glazed window to rear and pelmet lighting.

SHOWER ROOM

also re-fitted with a corner Quadrant shower cubicle with shower fitment, W.C., vanity unit with wash hand basin and cupboard space beneath, wall mirror with light, electric chrome heated towel rail, comprehensive ceramic floor and wall tiling, fan heater and obscure UPVC double glazed window.

FIRST FLOOR LANDING

having loft access hatch and deep built-in cupboard housing a hot water cylinder and linen shelving.



BEDROOM ONE

4.70m x 2.79m (15' 5" x 9' 2") having full height and width fitted wardrobes with overhead storage cupboards, matching bedside cupboards and ottoman, walk-in double glazed shuttered bay window to front with cupboard space beneath and access to eaves, further double doored built-in cupboard, Newlec storage heater and convector heater.

BEDROOM TWO

3.08m x 2.34m (10' 1" x 7' 8") having fitted wardrobe and matching bedside cabinets, walk-in bay window to rear with UPVC double glazed window and secondary glazing, access to eaves and electric convector heater.

RE-FITTED W.C.

having a W.C., wash hand basin with cupboard space beneath, comprehensive ceramic floor and wall tiling, electric chrome heated towel rail and obscure UPVC double glazed window.



OUTSIDE

There is an allocated parking space to the front within the parking courtyard. The front of the property has a lawned fore garden with a side pathway which runs adjacent to the attractive communal gardens and leads round to a secluded and recently landscaped rear garden area with paved patio, useful cold water tap, and fenced perimeters. Please note the garden does not form part of the leasehold title.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

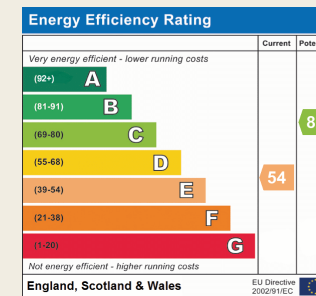
Mains drainage, water, and electricity are connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

LEASE TERMS

The property is held on a 125 year lease from 1 January 1997 . We understand there is a Service Charge of £62.32 per week, payable quarterly, which includes the Ground Rent, 24/7 alarm, external communal grounds and property maintenance and buildings insurance. Copperfields is managed by Churchill Estates Ltd, and benefits from an on-site scheme manager. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.



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.



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TOTAL FLOOR AREA : 880 sq.ft. (81.7 sq.m.) approx.

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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