



24 Ivanhoe Road, Lichfield, Staffordshire, WS14 9AY

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**24 Ivanhoe Road, Lichfield,
Staffordshire, WS14 9AY**

£375,000

Having undergone a process of significant modernisation and refurbishment, this stylishly presented mid town house is an absolute delight on Ivanhoe Road. The property is perfectly positioned to take advantage of all that Lichfield city centre has to offer, and is within walking distance of the bus and rail stations. With a brand new gas central heating boiler and radiators, together with newly fitted kitchen and bathroom, the property is ready to move into as it is also available with vacant possession. Whilst the modernisation and refurbishment has been carried out to an exacting standard, it has also been done with great sympathy to the natural character and history of the property. To fully appreciate this lovely family home an early viewing is strongly recommended.



SITTING ROOM

4.23m max into bay x 3.92m (13' 11" max into bay x 12' 10") approached via a solid entrance door and having traditional central original fireplace with cast-iron surround and tiled hearth with open grate, double glazed bay window with sash style UPVC double glazed units, double radiator and door to:

DINING ROOM

3.92m x 3.40m (12' 10" x 11' 2") having double glazed window to rear, traditional wooden fireplace with cast-iron grate, radiator, wall light points and lovely pine half glazed door with coloured glass inserts opening to:

GUESTS CLOAKROOM

cleverly installed in the under stairs space and having a combined unit housing both the W.C. and wash hand basin with mono bloc mixer tap, chrome heated towel rail and downlighter.

KITCHEN

5.30m x 2.40m (2.90m max) (17' 5" x 7' 10" - 9'6" min) extended to the rear and re-fitted with a brand new kitchen comprising ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit, integrated dishwasher and washing machine both with matching fascias, concealed wall mounted newly installed Worcester combination gas central heating boiler, original cast-iron range making a lovely feature and a reminder of the heritage of the house, double glazed double French doors out to the rear garden, double radiator, low energy downlighters, metro style tiled splashback and further UPVC double glazed window to side.

FIRST FLOOR LANDING

having low energy downlighters, radiator and doors leading off to:



BEDROOM ONE

3.92m x 3.42m (12' 10" x 11' 3") having the original decorative cast-iron fireplace, sash style UPVC double glazed window to front and radiator.

BEDROOM TWO

3.43m x 3.00m (11' 3" x 9' 10") having UPVC sash style double glazed window to rear, original cast-iron decorative fireplace, double radiator and built-in store cupboard.

BEDROOM THREE

2.67m x 2.48m (8' 9" x 8' 2") again with an original decorative cast-iron fireplace, UPVC double glazed window overlooking the rear garden and radiator.

RE-FITTED BATHROOM

a brand new bathroom having panelled bath with mixer tap, glazed shower screen and thermostatic shower fitment fitted over, vanity unit with wash hand basin with mono bloc mixer tap and W.C., metro style tiled splashbacks, chrome heated towel rail/radiator, obscure glazed sash window to side.



OUTSIDE

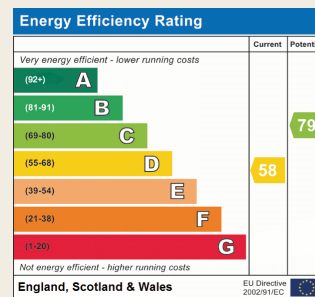
There is a side access with a right of way across the neighbouring property leading to the rear garden, with double doors out from the kitchen to the same. The garden is a very long garden with patio seating area and is set to lawn with fenced and hedged perimeters and mature trees and shrubs. There is a right of way across the neighbouring property to a side access.

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/>



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.

GROUND FLOOR

1ST FLOOR



24 IVANHOE ROAD, LICHFIELD WS14 9HN

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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