

21 Wolsey Road, Lichfield, Staffordshire, WS13 7QH

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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## 21 Wolsey Road, Lichfield, Staffordshire, WS13 7QH

# £265,000

Bill Tandy and Company are delighted in offering for sale this superbly improved and modernised semi detached home positioned on the small and sought after cul de sac of Wolsey Road. Located on the northern side of the cathedral city of Lichfield the property is well placed with access to nearby amenities and Lichfield's award winning Beacon Park. The property itself enjoys modernised accommodation and for this reason we strongly urge the property is viewed internally to be fully appreciated. The accommodation briefly comprises entrance hall, lounge, open plan and modernised dining kitchen to the rear, two first floor bedrooms and a recently improved and modernised bathroom. To the front is a mainly lawned foregarden with tarmac driveway leading to the garage, and the rear garden has been superbly landscaped with added privacy provided by Portuguese laurel trees. The location is ideal for commuting with access to nearby road links including M6 toll, A5 and A38, whilst Lichfield Trent Valley and Lichfield City stations provide rail access to Birmingham, Manchester and London.



### ENTRANCE HALL

approached via a UPVC double glazed composite front door and having internal door opening to:

### LOUNGE

4.24m x 3.87m (13' 11" x 12' 8") having UPVC double glazed window to front, laminate flooring, stairs to first floor with under stairs storage recess, radiator and the feature and focal point of the room is the fireplace with a marble style hearth and inset, wooden surround with mantel above and housing a flame effect electric fire.

### RE-FITTED DINING KITCHEN

3.87m x 2.91m (12' 8" x 9' 7") having UPVC double glazed window and door to rear garden, radiator, a range of high gloss base cupboards and drawers with butchers block wooden preparation tops above, wall mounted cupboards, inset one and a half bowl sink with swan neck mixer and spaces ideal for cooker, dishwasher/washing machine and fridge/freezer.

### FIRST FLOOR LANDING

having access to loft and doors opening to:

### BEDROOM ONE

4.51m x 3.89m max (2.85m min) (14' 10" x 12' 9" max 9'4" min) having UPVC double glazed windows to front, radiator and over stairs store cupboard with shelving and housing the Worcester boiler.

### BEDROOM TWO

2.88m max (1.93m min) x 2.73m (9' 5" max 6'4" min x 8' 11") having UPVC double glazed window to rear and radiator.



### BATHROOM

1.86m x 1.86m (6' 1" x 6' 1") having UPVC obscure double glazed window to rear, chrome heated towel rail, suite comprising vanity unit with base storage and wash hand basin, low level W.C., bath with twin headed shower over, tiled splashback surround and tiled flooring.

### OUTSIDE

The property has a tarmac driveway to the front providing access to the garage, a lawned foregarden and a gravelled path leading to the front entrance door. The rear garden has been improved and landscaped with a generous paved patio area with external water tap and security light and steps lead to tiered garden having a raised shaped lawn with borders, Portuguese laurel trees for screening to the rear and hedged and fenced boundaries.

### GARAGE

approached via an up and over entrance door and having window and door to rear garden.

### COUNCIL TAX

Band C.



### FURTHER INFORMATION/SUPPLIES

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

### 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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 69                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

### 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.

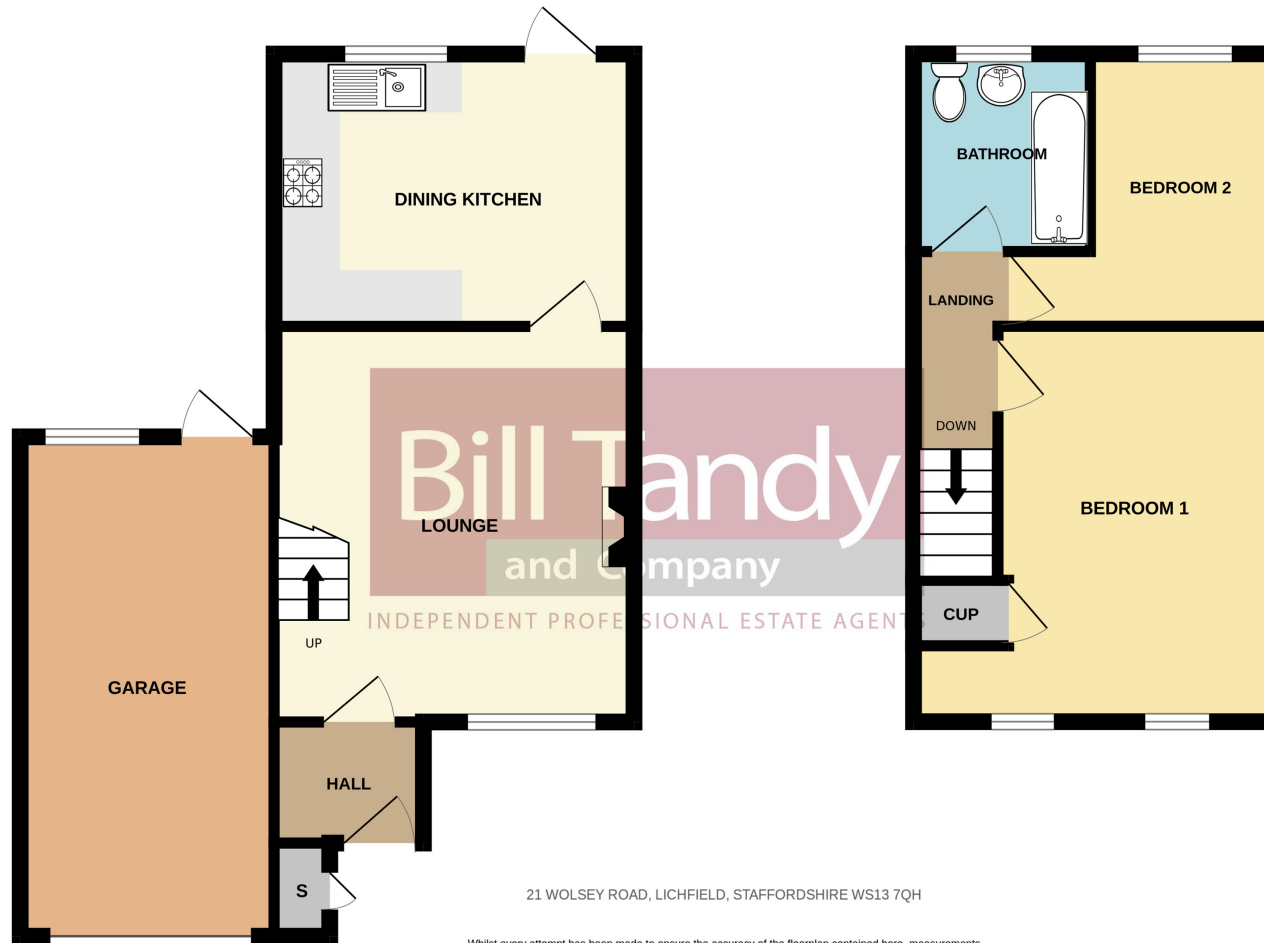
### VIEWING

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



21 WOLSEY ROAD, LICHFIELD, STAFFORDSHIRE WS13 7QH

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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