



The Timbers, Cross in Hand Lane, Lichfield, Staffordshire,
WS13 7BY

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£825,000

This hidden gem of a property was built in 1925 in the Arts and Crafts tradition by the well renowned builders Robert Bridgeman and Sons as a wedding gift for his daughter. Full of character and charm throughout the property has been very cleverly and sensitively extended and improved to create a wonderful mix of a modern family home with lots of character twists. The very generous accommodation has tremendous versatility, either as a large family home, or with the potential to provide multi generational living. Standing well within its generous gardens the property is perfectly positioned to take advantage of all that Lichfield has to offer. The extensive city centre amenities coupled with the superb road and rail links make the area a magnet for home buyers from across the Midlands. Opportunities to purchase properties of this era with such character and charm are comparatively scarce, and an early viewing of this very fine example would be very strongly recommended.



TRADITIONAL TILED CANOPY PORCH

having quarry tiled floor, timber pillars on brick bases and solid wood entrance door flanked by leaded stained glass side screens opening to:

RECEPTION HALL

having William Morris wallpaper, parquet flooring, traditional radiator, stairs leading off with cupboard space beneath and door to:

SITTING ROOM

4.60m max into bay x 3.62m (15' 1" max into bay x 11' 11") having a continuation of the parquet flooring, central limestone fireplace with gas stove effect cast-iron burner, part panelling to walls, secondary glazed bay window to front, revealed beams to ceiling, feature secondary glazed bow window to side and traditional radiator.

DINING ROOM

4.14m max into bay x 2.90m (13' 7" max into bay x 9' 6") a versatile room having a continuation of the parquet flooring, traditional radiator, traditional brick fireplace with quarry tiled hearth, revealed beams to ceiling and secondary glazed walk-in bay window to front with part panelling.

STUDY

3.08m x 2.95m (10' 1" x 9' 8") fitted with a range Hammond fitted shelving and drawer units, double doored cupboard and useful drawer space, secondary glazed window to rear, feature triangular secondary glazed window to side and Minton tiled floor.

FABULOUS FAMILY BREAKFAST KITCHEN

5.34m x 4.72m (17' 6" x 15' 6") the undoubted centrepiece of the house, this beautiful kitchen has a quality range of fitments including granite work tops, base and wall mounted storage cupboards and drawers, large central island again with the granite top, twin bowl enamel sink with mono bloc mixer tap and boiling tap providing filtered hot and cold water, integrated Bosch appliances including dishwasher, double oven and grill with convection microwave and warming drawer, five ring induction hob with concealed extractor, fridge and drinks cooler, traditional radiator, four bay bi-fold doors and further windows to side, recessed low energy downlighters, pull-out larder unit, display and bookshelving and door to:

UTILITY ROOM

4.70m x 3.31m (15' 5" x 10' 10") a very large utility, similarly fitted to the main kitchen having a range of base and wall mounted storage cupboards, integrated freezer, concealed space for washing machine and tumble dryer, one and a half bowl quartz sink with swan neck mixer tap, low energy downlighters, traditional radiator, PVC composite door to rear garden, feature flooring and door to:



FITTED GUESTS CLOAKROOM

having close coupled W.C., contemporary pedestal wash hand basin with mono bloc mixer tap, chrome heated towel rail/radiator, obscure glazed window to side and door to:

BEDROOM FOUR

3.30m x 3.10m (10' 10" x 10' 2") a versatile area which in combination with the large utility could make a self contained suite and having laminate flooring, leaded double glazed window to front, radiator, low energy downlighters and door to:

EN SUITE WET ROOM

being fully tiled with shower area with thermostatic shower fitment, vanity wash hand basin with mono bloc mixer tap and useful drawer space beneath, close coupled W.C., chrome heated towel rail/radiator, mirrored vanity cabinet, extractor fan and UPVC obscure double glazed window to side.

COAT ROOM

sandwiched between the kitchen area and the ground floor bedroom this useful storage area has a double doored built-in cupboard housing the fuse board and plenty of space for coats and boots.

GALLERIED FIRST FLOOR LANDING

approached via stairs with a magnificent oak spindle balustrade and having dual aspect leaded light windows, access to loft space and double doored linen store cupboard.



BEDROOM ONE SUITE

DRESSING AREA 4.00m x 2.90m (13' 1" x 9' 6") having leaded secondary glazed bay window to front, traditional radiator, revealed beams, downlighters and door to BEDROOM ONE 3.45m x 3.20m (11' 4" x 10' 6") having leaded dormer window to front with shutters, traditional radiator, low energy downlighters and door to EN SUITE SHOWER ROOM having large tiled shower cubicle with thermostatic shower with hose and drencher shower, vanity unit with wash hand basin and useful cupboard space beneath with tiled splashback and close coupled W.C.

BEDROOM TWO

4.70m max into bay x 4.10m (15' 5" max into bay x 13' 5") having a range of seven doored fitted wardrobes with additional overhead storage cupboards, leaded and panelled bay window to front and traditional radiator.

BEDROOM THREE

3.39m x 3.00m (11' 1" x 9' 10") having useful fitted shelving, leaded secondary glazed window to rear and radiator.

BATHROOM

having a 'P' shaped shower bath with glazed shower screen and Triton T80Z electric shower fitment, Savoy pedestal wash hand basin, co-ordinated comprehensive ceramic wall tiling, leaded secondary glazed window to rear and heated towel rail/radiator.

SEPARATE W.C.

having close coupled W.C., radiator and secondary glazed window to rear.



OUTSIDE

The property is set back off the road with mature laurel hedge and holly screens with driveway parking and turning area for three to four cars. The foregarden is set principally to lawn with mature shrubs and trees and side access leading round to the rear garden. To the rear of the property is a superb sized garden, full of maturity with well established plants and trees, set principally to lawn with generous flagstone patio seating areas, and spaces for garden shed and greenhouse.

COUNCIL TAX

Band F.

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/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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



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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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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS