

INDEPENDENT PROFESSIONAL ESTATE AGENTS

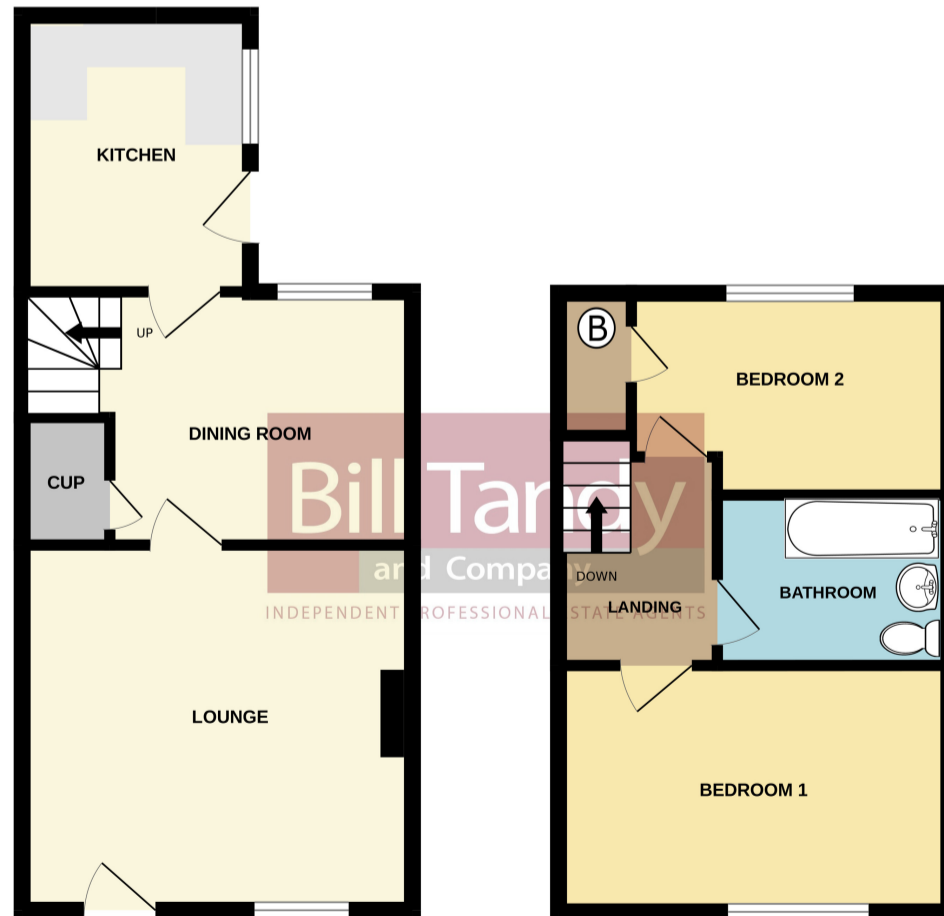
Bill Tandy and Company

7 Watling Street, Wall, Lichfield, Staffordshire, WS14 0AW



GROUND FLOOR

1ST FLOOR



7 WATLING STREET, WALL, LICHFIELD, WS14 0AW

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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**7 Watling Street, Wall, Lichfield,
Staffordshire, WS14 0AW**

£170,000 Freehold

Bill Tandy and Company are delighted in offering for sale this charming traditional mid terraced property superbly located within the historic and charming rural hamlet of Wall. Located a short distance away from the cathedral city of Lichfield, Wall was originally a small Roman town situated on Watling Street which was the principal route from Dover via London to Shropshire. Boasting a superb spot within a short distance of a range of amenities found nearby, and there are excellent commuter links via the A5, A38 and M6 toll. One of the distinct features of the property is its setting located opposite the renowned English Heritage Wall roman site. The property, which benefits from no upward chain, comprises sitting room, separate dining room, kitchen, two first floor bedrooms and bathroom. Outside there is a small shared rear courtyard area with views of farmers fields to the rear.

SITTING ROOM

3.94m x 3.83m (12' 11" x 12' 7") approached via the front entrance door and having double glazed window to front, chimney breast and door to:

DINING ROOM

3.09m x 2.48m (10' 2" x 8' 2") plus recess and having double glazed window to rear, stairs to first floor with under stairs storage cupboard, radiator and door to:

KITCHEN

2.45m x 2.21m (8' 0" x 7' 3") having double glazed door and window to side, access to loft, base cupboards and drawers with round edge work tops above, wall mounted cupboards, tiled surround, inset stainless steel sink and spaces ideal for fridge/freezer, washing machine and cooker.

FIRST FLOOR LANDING

having loft access and doors opening to:

BEDROOM ONE

3.96m max x 2.76m max (13' 0" max x 9' 1" max) having double glazed window to front and radiator.

BEDROOM TWO

3.08m x 1.72m max (10' 1" x 5' 8" max) having double glazed window to rear, radiator and boiler cupboard housing the Worcester boiler.

BATHROOM

2.26m x 1.90m (7' 5" x 6' 3") having a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath.

OUTSIDE

Set to the rear of the property is a small courtyard garden with shared access with neighbouring properties for access and storage for bins. One of the distinct features of the garden is the view of fields to the rear. There is no allocated parking, and most residents park on the road.



FURTHER INFORMATION/SUPPLIERS

Drainage and Water supply – Mains water supply and drainage
Electric connected with gas Heating
Broadband TBC

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

COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		100
B	(81-91)		
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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.