



17 Wissage Road, Lichfield, Staffordshire, WS13 6SP

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 17 Wissage Road, Lichfield, Staffordshire, WS13 6SP

# £260,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this modern end of terrace house superbly located on Wissage Road and within close proximity of Lichfield city centre. The property has an elevated position and is located close to both Trent Valley and Lichfield City railway stations giving access to both Birmingham and London. The property, which we strongly recommend, is viewed internally to be fully appreciated is also offered with the benefit of no upward chain. The accommodation comprises side entrance door, hall, lounge, superbly updated open plan dining kitchen to the rear, guests cloakroom, three first floor bedrooms and modern updated bathroom. The property has gardens to front, side and rear and the generously sized rear garden has two external stores and a gate to the rear which opens to a service area which provides residents parking.



### RECEPTION HALL

approached via a composite side entrance door and having radiator, UPVC double glazed window to front and doors to:

### LOUNGE

3.69m max x 3.61m (12' 1" max x 11' 10") having UPVC double glazed window to front, column radiator, recess with shelving and double doored store cupboard.

### DINING KITCHEN

5.63m x 3.28m max (2.93m min) (18' 6" x 10' 9" max 9'7" min) having UPVC double glazed windows to rear and side, composite door to garden, column radiator, modern contemporary high gloss and handleless units comprising base cupboards and drawers with round edge work tops above, inset ceramic one and a half bowl sink, Flavel range style cooker, integrated washing machine and slimline dishwasher, space for fridge/freezer, concealed space for Worcester boiler and door opens to:

### GUESTS CLOAKROOM

having UPVC obscure double glazed window to side and low flush W.C.

### FIRST FLOOR LANDING

having UPVC double glazed window to side, loft access and doors open to:

### BEDROOM ONE

3.69m x 3.43m max (2.78m min) (12' 1" x 11' 3" max 9'1") having UPVC double glazed window to front, column radiator and built-in double wardrobe.

### BEDROOM TWO

3.43m max (3.25m min) x 2.92m (11' 3" max 10'8" min x 9' 7") having UPVC double glazed window to rear and column radiator.



### BEDROOM THREE

2.77m max x 2.63m (9' 1" max x 8' 8") having double glazed window to side and radiator.

### MODERN BATHROOM

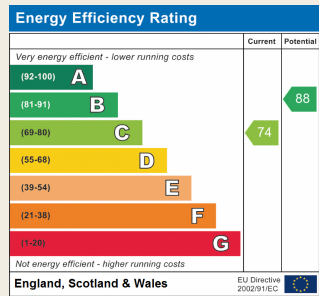
having an obscure double glazed window to rear, column radiator and suite comprising wall mounted wash hand basin, low flush W.C. and bath with shower over and brick effect tiled surround.

### OUTSIDE

We understand from the vendor that parking, although not allocated, is available in a service area to the rear where residents can park and which is accessed from St Michael's Road. To the rear of the property is a paved and block paved generous patio area, two external stores and side access. The garden beyond has a paved pathway leading to the rear of the garden with shaped lawn areas, well stocked hedging and trees for screening, additional patio area set to the rear with decked area and gate to the rear.

### COUNCIL TAX

Band B.



## 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.

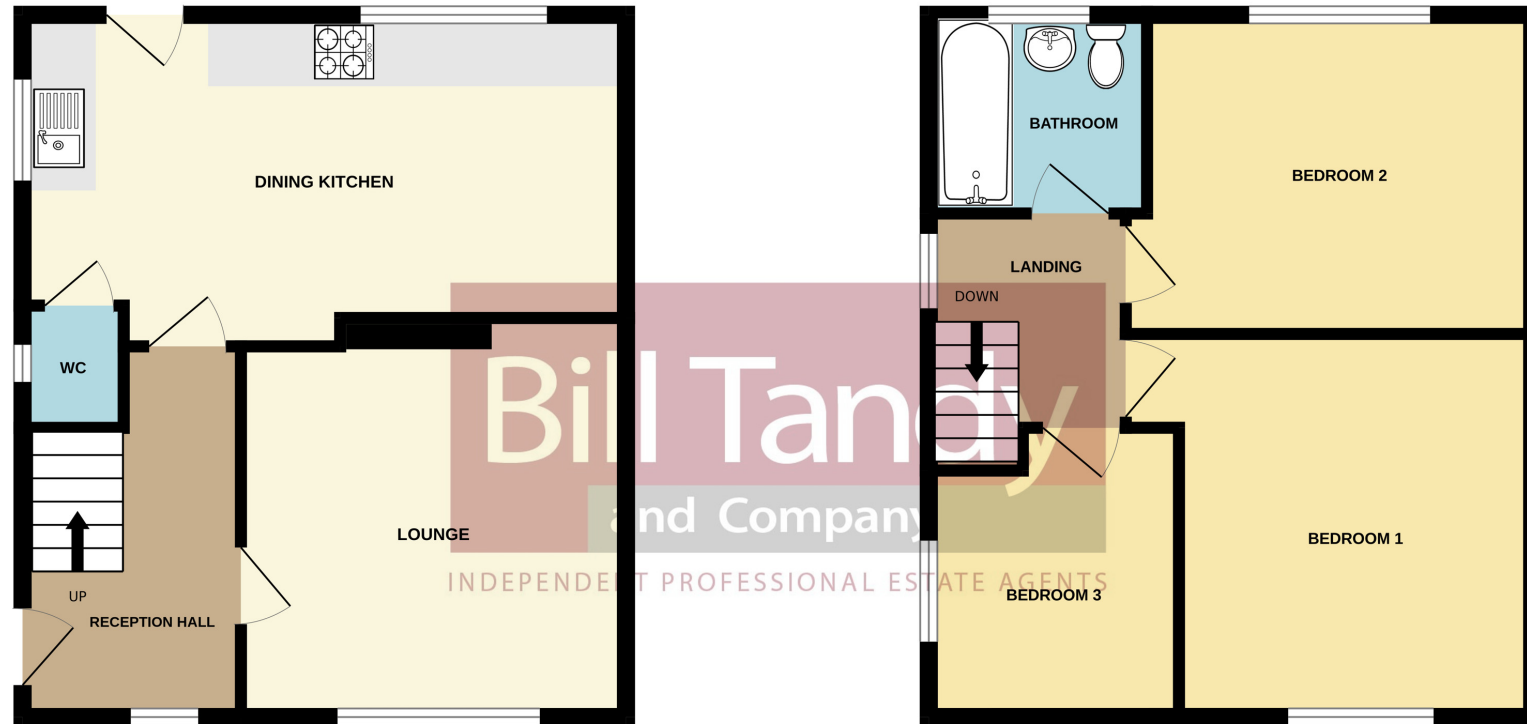
## VIEWING

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



17, WISSAGE ROAD, LICHFIELD, WS13 6SP

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.  
Made with Metropix ©2023

3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS