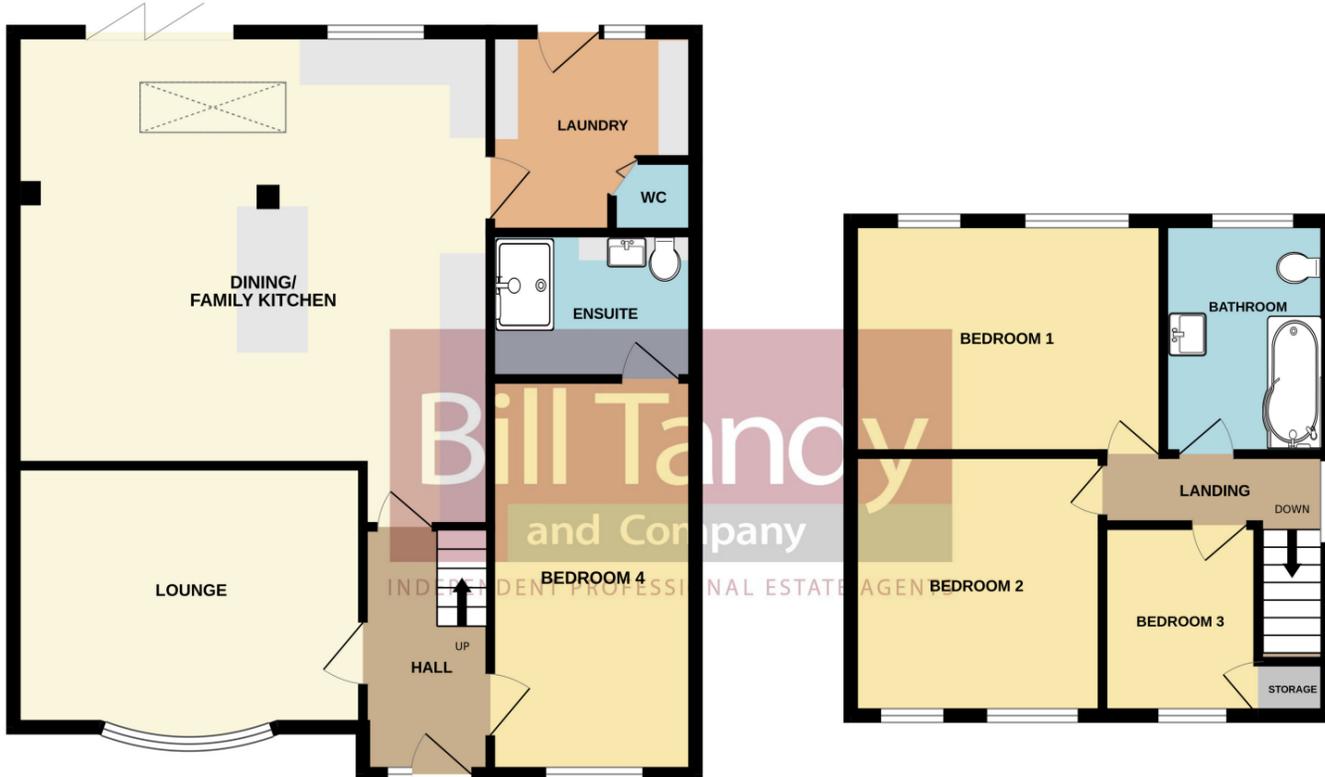


**DRAFT**

GROUND FLOOR

1ST FLOOR



128 CHESTERFIELD ROAD, LICHFIELD, WS14 0AA

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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**128 Chesterfield Road, Lichfield,  
Staffordshire, WS14 0AA**

## £475,000 Freehold

Bill Tandy and Company are delighted in offering for sale this substantially improved and extended semi-detached family home on the prime location of Chesterfield Road, a short distance away from the cathedral city centre of Lichfield. The property has undergone substantial improvement and has been sympathetically extended, improved and modernised throughout offering stunning internal accommodation. One of the distinct features are the useful ground floor bedroom with its own en-suite. The property briefly comprises hall, guests cloakroom, lounge, stunning open plan dining family kitchen, laundry room and as mentioned, bedroom four with en-suite. To the first floor are three bedrooms and a updated main bathroom. The property is approached via a generously sized parking area for several cars feature garden to rear. Viewings are imperative in order to appreciate the extent of accommodation and features it offers.



### RECEPTION HALL

approached via a composite front entrance door with window alongside and having a feature wooden floor, stairs to first floor with under stairs storage cupboard and doors open to:

### LOUNGE

4.38m x 3.24m (14' 4" x 10' 8") having double glazed bow window to front and radiator.

### OPEN PLAN FAMILY DINING KITCHEN

6.21m max x 6.13m max (20' 4" max x 20' 1" max) this stunning open plan and extended dining kitchen has been superbly improved and updated by the current owners having wooden floor flowing through from the hall, spotlighting to ceiling, feature light lantern, double glazed window and bi-fold doors to rear garden, a range of high gloss handleless units comprising base cupboards and drawers with quartz preparation work tops above, inset stainless steel one and a half bowl sink unit, wall mounted cupboards, additional larder cupboards, Lamona double oven and grill, Lamona five ring gas hob with glass splashback surround and extractor fan above, integrated dishwasher, designer radiators and space ideal for American style fridge/freezer. Door opens to:

### LAUNDRY ROOM

2.31m x 2.25m (7' 7" x 7' 5") having space for washing machine and tumble dryer, useful storage cupboards, double glazed window and door to rear, chrome heated towel rail and wood floor.

### GUESTS CLOAKROOM

having wood floor and modern white suite comprising vanity unit with inset wash hand basin and low flush W.C.

### GROUND FLOOR BEDROOM FOUR

5.16m x 2.30m (16' 11" x 7' 7") having double glazed window to front, radiator, spotlighting to ceiling, space and provision for a wall mounted T.V. and door opens to:



### EN SUITE SHOWER ROOM

2.16m x 2.06m (7' 1" x 6' 9") having roof light, chrome towel rail, laminate floor and modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over and tiled splashback surround and spotlighting to ceiling.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

4.36m x 2.74m (14' 4" x 9' 0") having two double glazed windows overlooking the rear garden, radiator, spotlighting to ceiling and wardrobe.

### BEDROOM TWO

3.26m x 3.22m (10' 8" x 10' 7") having two double glazed windows to front, radiator and spotlighting to ceiling.

### BEDROOM THREE

2.33m x 1.90m (7' 8" x 6' 3") having double glazed window to front, radiator and useful over stairs storage cupboard.



### FAMILY BATHROOM

2.74m x 1.79m (9' 0" x 5' 10") this modern updated bathroom has obscure double glazed window to rear, chrome heated towel rail, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and 'L' shaped shower/bath with waterfall style shower head above.

### OUTSIDE

One of the distinct features of the property is the generous block paved frontage providing parking for numerous vehicles. To the rear of the property is a superb entertaining garden having shaped lawn, mature trees and shrubs and sheltered decked patio space with pergola. The rear portion of the garden has been paved and has a further pergola providing a superb entertaining seating area.

### COUNCIL TAX

Band C.



### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

### 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



### 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.