

Bill Tandy
and Company

14 Shipley Lane, Lichfield, Staffordshire, WS14 0FJ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£490,000

**** RECENTLY BUILT 4 BEDROOM HOME WITH SUPERB PLOT AND GARAGE - VIEWINGS HIGHLY RECOMMENDED**

**** Bill Tandy and company are delighted in offering for sale this recently built detached house superbly located on the sought after Bower Park development. This Shelford design built by Taylor Wimpey provides generous size accommodation with a modern layout. The property comprises a reception hall, lounge, superb open plan dining family kitchen accommodating the full rear of the property with contemporary kitchen and quartz worktops. The ground floor is completed with a ideal working from home office and further utility/w.c. To the first floor are four double bedrooms, modern en-suite and bathroom. The property enjoys parking to side, rear appointed garage and gardens to front and rear. Early viewings are highly recommended.**



LOCATION

Situated on the outskirts of Lichfield City centre, Bower Park is located in a semi-rural area with easy access to all local amenities and is only a 15 minute walk from the city centre. The property is superbly situated ideal for commuting with near by trunk roads including A5, A38 and M6 toll road. Train access to London and Birmingham is found within Lichfield City line and Trent Valley Stations.

Lichfield is a small, vibrant city nestled in the heart of Staffordshire. The city is home to lots of historical attractions, including Erasmus Darwin House. Lichfield streets are lined with independent shops, mouth-watering restaurants and the famous Lichfield Cathedral.

RECEPTION HALL

LOUNGE

3.86m x 5.22m (12' 8" x 17' 2")

OPEN PLAN DINING FAMILY KITCHEN

8.02m x 3.21m (26' 4" x 10' 6")

STUDY/ GROUND FLOOR BEDROOM 5

2.10m x 2.57m (6' 11" x 8' 5")

UTILITY/W.C.

2.08m x 1.65m (6' 10" x 5' 5")

ON THE FIRST FLOOR

BEDROOM 1

3.87m x 3.71m (12' 8" x 12' 2")

EN-SUITE

BEDROOM 2

3.04m x 4.18m (10' 0" x 13' 9")



BEDROOM 3

2.76m x 3.92m (9' 1" x 12' 10")

BEDROOM 4

3.08m x 3.44m (10' 1" x 11' 3")

BATHROOM

2.06m x 1.9m (6' 9" x 6' 3")

OUTSIDE

Set to the left hand side of the property is a tarmac driveway providing parking for approximately two cars leading to a rear appointed single garage. Set to the rear of the property is an enclosed garden with paved patio, lawn beyond, useful side courtesy door to garage, side gate to parking and fenced and wall surround.

GARAGE

3.26m x 6.1m (10' 8" x 20' 0") Generous size garage with a useful side courtesy door to rear garden, partly boarded loft space and light and power.



DEVELOPMENT SERVICE CHARGE

We understand from the vendor that there is a small annual service charge of approximately £240 for the upkeep of communal grounds and playground on the development. Details should be checked and verified by your solicitors before legal commitment.

FURTHER INFORMATION/SUPPLIERS

Drainage – Mains drainage and Water supply
Electric connected with Gas heating
Broadband connected

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

COUNCIL TAX

Band F.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(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

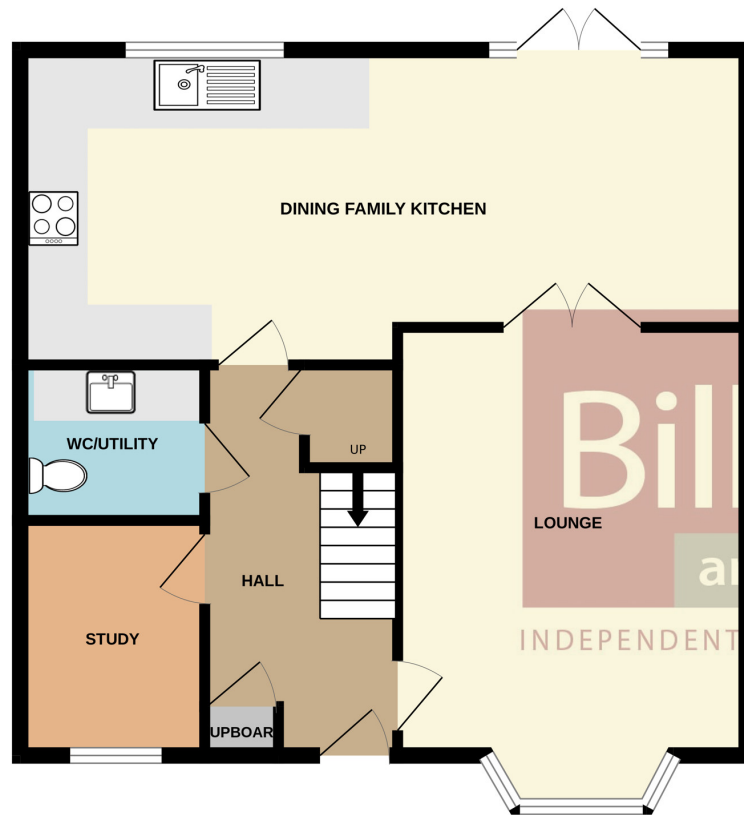
Our client advises us that the property is Freehold.
Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



14 SHIPLEY LANE, LICHFIELD, WS14 0FJ

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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