



19 Maryvale Court, Lichfield, Staffordshire, WS14 9HZ

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



## 19 Maryvale Court, Lichfield, Staffordshire, WS14 9HZ

# £210,000

Enjoying a lovely setting within the popular retirement development of Maryvale Court, this charming bungalow offers an excellent opportunity for the retired purchaser. Designed for buyers over the age of 55 this convenient location is just a short distance from Lichfield city centre amenities, perfect for accessing all that Lichfield has to offer. The accommodation is well laid out and designed for the more mature buyer with level accesses both to front and rear, together with convenient heights for electrical sockets and switches. The spacious lounge/dining room leads on to the kitchen with an inner lobby giving access to the two double bedrooms and bathroom. With some scope for modernisation the property is an excellent opportunity at a very affordable price to purchase in this very desirable location.



### ENTRANCE VESTIBULE

approached via a UPVC double glazed entrance door and side screen and having tiled floor and inner obscure glazed door opening to:

### LOUNGE/DINING ROOM

5.85m x 3.01m (19' 2" x 9' 11") having decorative fireplace, UPVC double glazed window to front, coving, two electric night storage heaters, emergency alarm system control, two wall light points and door through to:

### KITCHEN

3.03m x 2.80m (9' 11" x 9' 2") having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including leaded glazed display cabinets, built-in electric oven and grill with four ring electric hob, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, tiled splashback, UPVC double glazed window and door to rear garden and fluorescent light strip.

### LOBBY

approached from the living room and having doors to:

### BEDROOM ONE

3.37m x 3.10m (11' 1" x 10' 2") having UPVC double glazed window to rear, electric storage heater, fitted wardrobes with central dressing table and overhead storage cupboard, matching bedside cabinets, built-in airing cupboard and loft access hatch.

### BEDROOM TWO

3.16m x 2.89m (10' 4" x 9' 6") having electric panel heater and UPVC double glazed window to front.



### BATHROOM

having a panelled bath with Triton electric shower fitment fitted over, close coupled W.C., vanity unit with inset wash hand basin and cupboard space beneath, mirrored medicine cabinet, wall mirror with shaver/light unit, electric fan heater, obscure UPVC double glazed window to side.

### OUTSIDE

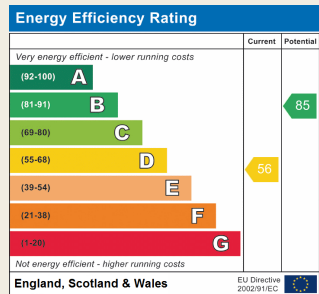
The property stands in communal gardens with an attractive frontage with ornamental pool, lawns and pathway approach to the front. To the rear of the property is a slabbed patio seating area beyond which lie the communal lawns with mature trees and hedgerow.

### COUNCIL TAX

Band D.

### MANAGED FREEHOLD TERMS

We understand the property is a managed Freehold with a Service Charge payable in the sum of £507.24 per quarter. The Managing Agents are Century Housing.



## TENURE

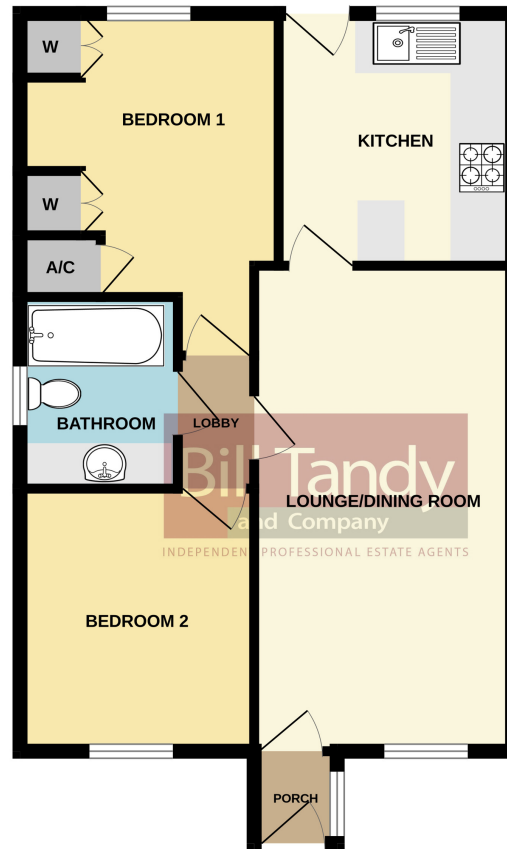
Our client advises us that the property is a managed Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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



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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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