



4 Pinfold Road, Lichfield, Staffordshire, WS13 7BX

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**4 Pinfold Road, Lichfield,  
Staffordshire, WS13 7BX**

**£385,000**

## Offers in excess of

Bill Tandy and Company are delighted in offering for sale this superbly presented and modernised semi detached home located on Pinfold Road on the north side of the city of Lichfield. The property, which needs to be viewed to be fully appreciated, has been superbly updated by the current owner and is conveniently located a short distance away from the ever-popular Beacon Park, Morrisons supermarket, and is a short walk away from the city centre of Lichfield. Lichfield is ideal for the commuter having train access to Birmingham, London and Manchester, whilst nearby roads including the A5, A38 and M6 Toll provide access to a range of Midlands town and cities. The accommodation comprises porch, reception hall, guests cloakroom, lounge, dining room, re-fitted kitchen, office/ground floor bedroom, three first floor double bedrooms, modern bathroom and separate W.C. There is parking to the front and gardens to both front and rear.



### ENTRANCE PORCH

approached via a UPVC double glazed front door with front and side double glazed windows, and an obscure double glazed door flanked by a window opens to:

### RECEPTION HALL

having oak wood floor, radiator, stairs to first floor and oak wooden doors open to:

### LOUNGE

3.79m x 3.33m (12' 5" x 10' 11") having double glazed window to front, radiator and a feature and focal point fireplace with hearth, inset and surround housing an electric flame effect fire.

### DINING ROOM

3.80m x 3.50m (12' 6" x 11' 6") having oak wood floor, UPVC double glazed windows and French doors to the rear garden, radiator and exposed fireplace with hearth and exposed brick inset.

### OFFICE/GROUND FLOOR BEDROOM

3.14m x 2.20m (10' 4" x 7' 3") this versatile office/ground floor bedroom was formed from part of the original garage having UPVC double glazed window to front, laminate floor, radiator and meter cupboard.

### GUESTS CLOAKROOM

having laminate floor, UPVC obscure double glazed window to side, radiator and modern white suite comprising wall mounted wash hand basin and low flush W.C.



### REFITTED KITCHEN

3.48m x 2.63m (11' 5" x 8' 8") superbly updated in a contemporary style and having UPVC double glazed window to rear overlooking the garden, UPVC obscure double glazed door to side, Amtico LVT floor, ceiling spotlighting, bi-fold door to under stairs cupboard/pantry, a range of handleless cupboards comprising base cupboards and drawers with square edge work tops above with matching upstand splashbacks, wall mounted cupboards with under-cupboard lighting, Smeg stainless steel sink with drainer and swan neck mixer tap, inset Neff double oven and grill with Neff induction hob above and Indesit contemporary extractor fan, integrated appliances include slimline dishwasher, washing machine, fridge and freezer, pull-out bin and concealed space housing the Worcester boiler.

### FIRST FLOOR LANDING

having UPVC obscure double glazed window to side, loft access hatch with pull-down loft ladder and doors lead off to:

### BEDROOM ONE

3.81m max (3.35m min) x 3.80m (12' 6" max 11' min x 12' 6") having UPVC double glazed window to front and radiator.



### BEDROOM TWO

3.80m x 3.52m (12' 6" x 11' 7") having UPVC double glazed window to rear, radiator and range of fitted wardrobes with sliding doors.

### BEDROOM THREE

3.91m x 3.70m max into wardrobes (2.87m min) (12' 10" x 12' 2" max into wardrobes 9'5" min ) having UPVC double glazed window to front, radiator and two fitted double wardrobes.

### BATHROOM

2.54m max x 1.67m (8' 4" max x 5' 6") having obscure double glazed window to rear, tiled floor, radiator, modern white suite comprising pedestal wash hand basin with tiled surround and bath with shower over and shower screen and useful store cupboard.

### SEPARATE W.C.

having obscure UPVC double glazed window to rear, tiled floor and low flush W.C.



### OUTSIDE

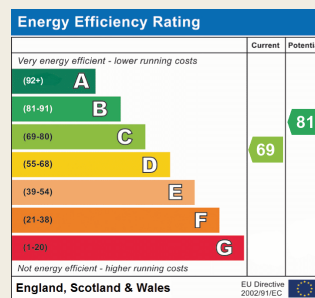
To the front of the property is a double width block paved driveway providing parking, and there is a shaped lawned foregarden with hedged perimeter to side. To the rear of the property is a paved patio ideal for entertaining with shaped lawn beyond, shrubs and conifers providing screening, additional rear paved patio and storage shed.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



### 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



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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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