



156 Birmingham Road, Lichfield, Staffordshire, WS14
9BW

Bill

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

and Company

**156 Birmingham Road, Lichfield,
Staffordshire, WS14 9BW**

£480,000

Offers in Region of

Bill Tandy and Company are delighted to offer for sale this modern detached family home enjoying an in and out front driveway with parking for a number of vehicles. Enjoying a splendid location on the southern side of the Cathedral City of Lichfield close to the junction of Fosseway, Shortbutts Lane and Birmingham Road, this particularly well presented detached family home is discreetly set behind large double gates. With the benefit of UPVC double glazing and combination gas fired central heating, the property comprises a reception hall, guest cloakroom generous size through lounge, good specification throughout with a well fitted kitchen accessed from from a rear appointed and open plan dining family room, contemporary bathroom and en suite fixtures. From the landing are three bedrooms. Externally, gardens are found to both side and rear with the potential for a garage to be built subject to the purchasers requirements. Early viewings are highly recommended.



CANOPY PORCH

A tiled canopy porch with obscure UPVC double glazed entrance door and side screen opening to:

RECEPTION HALL

With real wood strip flooring, radiator, coving to ceiling, stairs to first floor with the benefit of a useful store cupboard. Doors open to

FITTED GUESTS CLOAKROOM

having W.C. suite, pedestal wash hand basin with tiled splashback, double glazed window to front, radiator, continuation of the real wood strip flooring.

THROUGH LOUNGE

3.64m x 5.75m (11' 11" x 18' 10") having a contemporary feature fireplace with marble hearth and backing and inset living flame coal effect gas fire, two radiators, leaded double glazed window to front, double glazed double French doors opening to rear garden, coving to ceiling. Double opening doors open to:

SUPERB OPEN PLAN 'L' SHAPED FAMILY DINING KITCHEN

5.92m max x 8.62m max (19' 5" max x 28' 3") (2.36m min x 3.28m min 7'9" min x 10'9" min) This superb size rear entertaining space offers a modern contemporary kitchen leading into the open plan dining family area. The kitchen itself enjoys ample work surface space with base high-gloss storage cupboards and drawers, matching wall mounted storage cupboards including bottle racking, integrated electric oven with four ring ceramic hob and extractor hood with splashback, inset one and a half bowl sink unit with swan neck mixer tap, space for American-style fridge freezer with plumbing, integrated wine cooler, integrated dishwasher and washer dryer, down lighters. Double glazed window to front, radiator, double glazed door to garden, breakfast bar. The family area has a continuation of the Moduleo feature flooring with two double glazed windows to rear radiator and glazed double doors to living room.



FIRST FLOOR GALLERIED LANDING

having two UPVC double glazed windows to front, loft access hatch, built in shelved storage cupboard, down lighters.

BEDROOM ONE

3.63m x 5.76m (11' 11" x 18' 11") This generous size main bedroom extends from front to rear, having UPVC double glazed window to front, double radiator, double glazed window to rear, freestanding wardrobes (available as way of a separate negotiation) Door opens to

EN SUITE SHOWER ROOM

having tiled shower cubicle and thermostatic shower fitment, close coupled W.C., vanity wash hand basin with cupboard beneath, chrome central heated towel rail and radiator, comprehensive ceramic wall tiling, obscure UPVC double glazed window to rear, extractor fan and down lighters.

BEDROOM TWO

3.02m x 3.30m (9' 11" x 10' 10") having UPVC double glazed window to rear, radiator.

BEDROOM THREE

2.36m x 2.76m (7' 9" x 9' 1") having UPVC double glazed window to rear, built in useful wardrobe, radiator.



BATHROOM

1.69m x 2.11m (5' 7" x 6' 11") having panelled bath and thermostatic shower fitment fitted over, pedestal wash hand basin, W.C. suite, double radiator, extractor fan, ceramic wall tiling and obscure UPVC double glazed window to front.

OUTSIDE

To the front of the property is a in and out driveway with gated block paved driveway, lawn area to side with fenced perimeter and mature shrubbery and screening. and side gated entrance leads to rear garden. To the rear is a pleasant and mature private garden with block paved patio, lawn area, fenced perimeters and established borders.

COUNCIL TAX BAND E

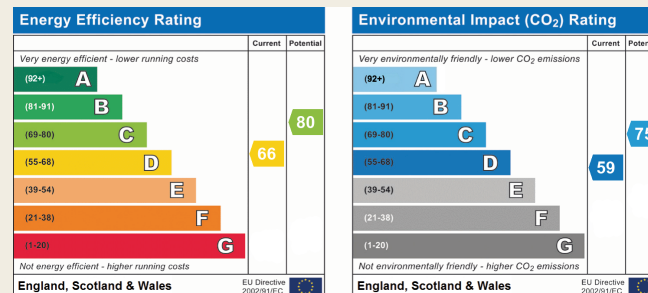
FURTHER INFORMATION/SUPPLIERS

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/>



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 prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

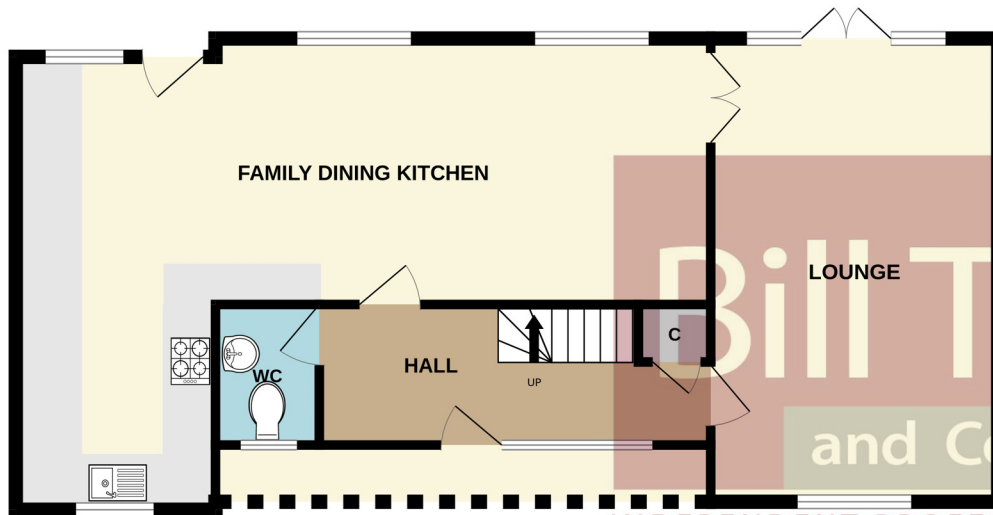
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

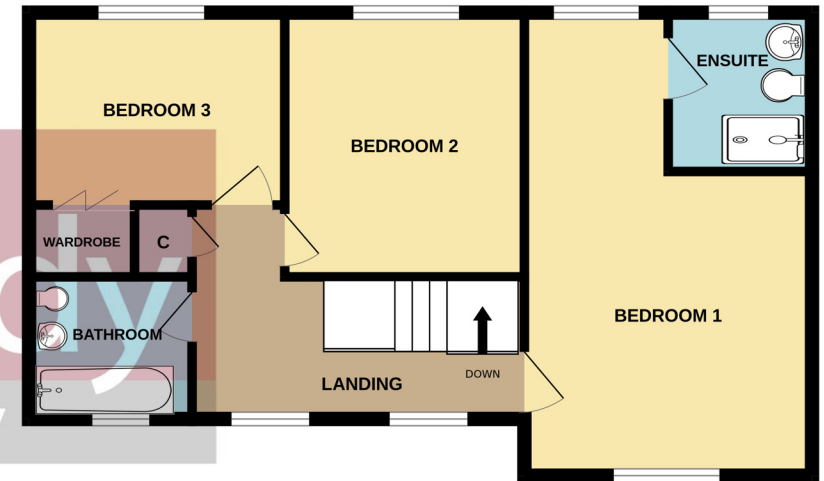
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

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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