



11a Middleton Road, Whittington, Lichfield, Staffordshire,
WS14 9NB

Bill Tandy

and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000

Bill Tandy and Company are delighted to present for sale this modern and beautifully maintained detached bungalow on Middleton Road. Nestled in the highly sought-after village of Whittington, with the benefit from a wealth of local amenities within easy walking distance, including a Co-op convenience store, welcoming pubs, a charming café, and a variety of take-out options. Picturesque canal-side walks and the open green space of Bit End Field, complete with a children's play area, further enhance the village's appeal. Inside, the property offers stylish and contemporary accommodation throughout. A side entrance porch leads into a welcoming reception hall, which flows into a spacious L-shaped lounge and dining room — the perfect setting for both everyday living and entertaining. The modern kitchen is thoughtfully designed, while two double bedrooms located to front. A recently updated shower room completes the interior, combining practicality with a fresh, modern finish. Externally, the bungalow is equally impressive. To the front, a generous tarmac driveway provides ample parking and convenient access to the garage and side entrance. One of the property's standout features is its superbly sized rear garden, a private haven ideal for relaxation or family gatherings. Side access gates and a courtesy door to the rear of the garage add further practicality to this outdoor space. This is a home that truly needs to be experienced in person to be fully appreciated. We warmly invite you to arrange an internal viewing and discover all that this delightful bungalow has to offer.



SIDE ENTRANCE PORCH

approached via double glazed double doors with windows either side and having internal door opening to:

RECEPTION HALL

having obscure double glazed windows to side, radiator, useful double cloak cupboard, loft access and doors opening to:

'L' SHAPED LOUNGE/DINING ROOM

6.75m max x 4.86m max (22' 2" max x 15' 11" max) this superb sized open plan main reception room has double glazed French doors with windows either side providing access to the rear, further double glazed windows to front and side, two radiators and the feature and focal point of the room is the fireplace with a marble hearth, inset, surround and mantel above housing a contemporary flame effect gas fire. Door to:

KITCHEN

2.92m x 2.19m (9' 7" x 7' 2") having double glazed window overlooking the rear garden, obscure double glazed door to side, spotlighting, base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset sink with drainer, inset Indesit double oven and grill, Electrolux gas hob with extractor fan above, integrated fridge/freezer and space for washing machine.

BEDROOM ONE

3.63m x 3.35m (11' 11" x 11' 0") having double glazed bow window to front, radiator and fitted wardrobes with sliding mirrored doors.

BEDROOM TWO

3.63m x 3.30m (11' 11" x 10' 10") having double glazed windows to front and side and radiator.



UPDATED SHOWER ROOM

2.37m x 2.17m (7' 9" x 7' 1") having obscure double glazed window to side, chrome heated towel rail with radiator, updated suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin-headed shower appliance over, modern tiling with mosaic borders and LVT flooring.

OUTSIDE

To the front of the property is a tarmac driveway with block paved border providing parking and leading to the garage. There are gates to each side of the property. Set to the rear of the property is a substantial paved patio space with gravelled and lawned garden beyond, corner summerhouse and herbaceous borders.

GARAGE

approached via an up and over entrance door and having courtesy door to rear and window to same.

COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

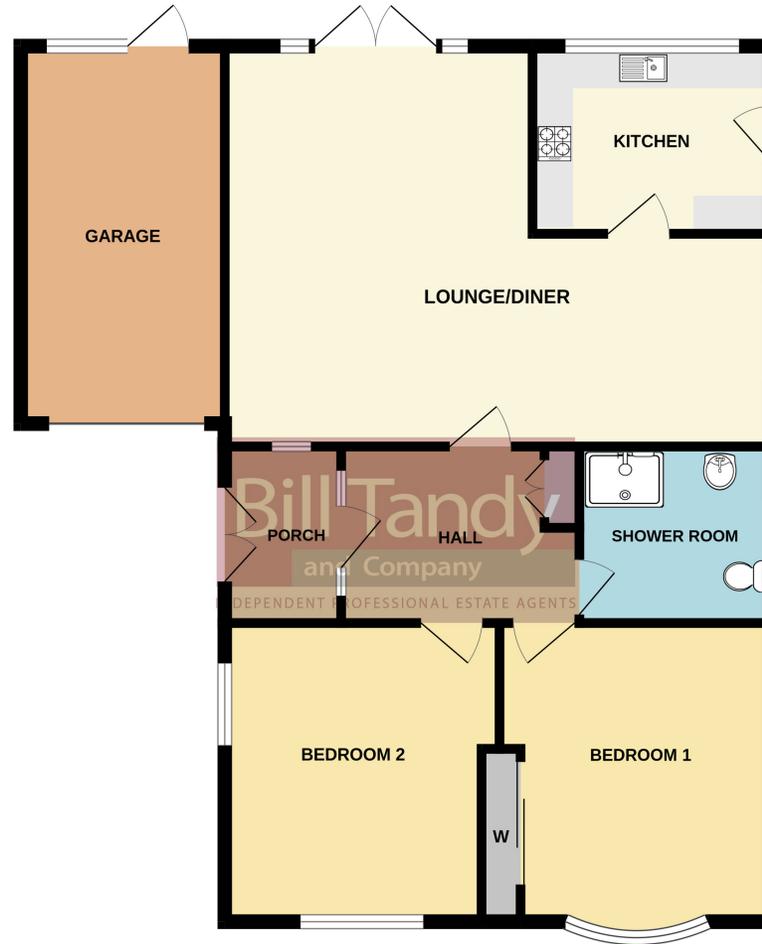
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



11A MIDDLETON ROAD, WHITTINGTON, WS14 9NB

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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