



10 Whittle Street, Lichfield, Staffordshire, WS14 9GG

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 10 Whittle Street, Lichfield, Staffordshire, WS14 9GG

# £275,000

Recently completed by Persimmon Homes this semi detached property is an ideal purchase for a first time or investor buyer. Situated on the popular south side of Lichfield within this establishing development, the property offers a well planned accommodation layout. Two good double bedrooms on the first floor are served by the bathroom, whilst there is a pleasant lounge, a well fitted kitchen and a guests cloakroom on the ground floor. Outside there are fore and rear gardens, and a single car driveway to the front. The convenient location is perfect for accessing Lichfields city centre amenities just a short drive away. The south side of the city provides excellent links to the road and rail network which serves Lichfield and provides great commuter accessibility. Available with the benefit of no upward chain, an early viewing is strongly encouraged.



### RECEPTION HALL

approached via a UPVC obscure double glazed entrance door and having laminate flooring, radiator, stairs leading off and door to:

### FITTED GUESTS CLOAKROOM

having a close coupled W.C., pedestal wash hand basin with mono bloc mixer tap and tiled splashback, radiator, a continuation of the laminate flooring and an obscure double glazed window to front.

### LOUNGE

4.62m x 2.89m (15' 2" x 9' 6") having UPVC double glazed window to front, double radiator, useful under stairs storage cupboard, heating thermostat control and door to:

### FITTED DINING KITCHEN

3.85m x 2.50m (12' 8" x 8' 2") the Kitchen Area is well fitted with pre-formed work surface space with base storage cupboards and drawers beneath, integrated dishwasher with matching fascia, built-in electric double oven and grill with four ring electric hob, stainless steel splashback and extractor hood, wall mounted Ideal combination gas central heating boiler, space for fridge/freezer and washing machine, one and a half bowl sink unit with mixer tap and UPVC double glazed window to rear. The Dining Area has UPVC double glazed double doors out to the rear garden, radiator and ample space for dining table.

### FIRST FLOOR LANDING

having loft access hatch and doors leading off to:

### BEDROOM ONE

3.89m x 2.50m (12' 9" x 8' 2") having UPVC double glazed window to rear and radiator.

### BEDROOM TWO

3.89m x 2.60m max (12' 9" x 8' 6" max) having built-in store cupboard, two UPVC double glazed windows to front, radiator and central heating control.



### BATHROOM

having a white suite comprising panelled bath with mixer tap and thermostatic shower fitment over and glazed screen, pedestal wash hand basin with mono bloc mixer tap and W.C., co-ordinated ceramic wall tiling, extractor fan, radiator and an obscure UPVC double glazed window.

### OUTSIDE

The property is set back off the road with a tarmac driveway providing parking for one car and herbaceous borders with a side gate leading round to the rear garden. To the rear of the property is a lawned garden with slabbed patio, fenced perimeters, useful garden storage shed, external cold water tap and power point.

### COUNCIL TAX

Band C.

### DEVELOPMENT CHARGE

We understand the development has an annual charge of approximately £177. Should you proceed with the purchase of the property these details must be verified by your solicitor.



### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

### 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+) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

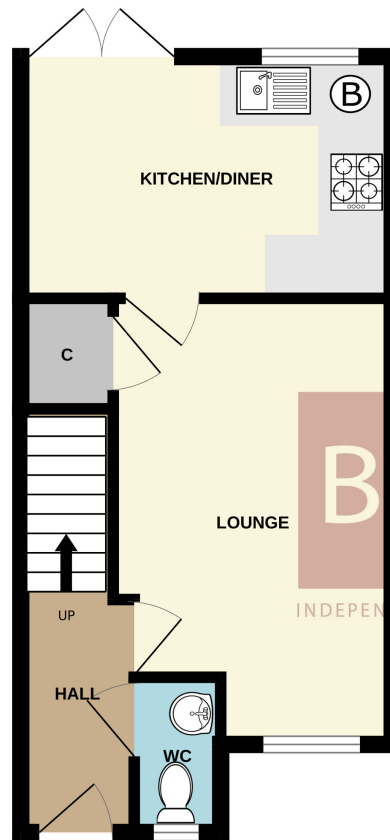


### VIEWING

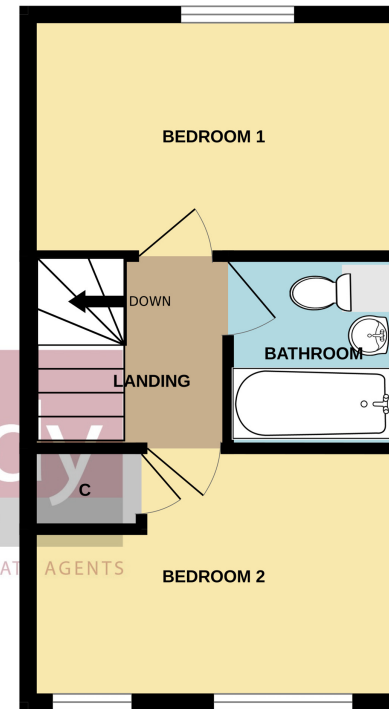
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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