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16 Fosseway, Lichfield, Staffordshire, WS14 0AD

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



# 16 Fosseway, Lichfield, Staffordshire, WS14 0AD

## £1,250,000

Bill Tandy and Company are delighted in offering for sale this truly stunning executive detached family home on the prime location of Fosseway, a short distance away from the cathedral city centre of Lichfield. The property has undergone substantial improvement and has been sympathetically extended, improved and modernised throughout offering stunning internal accommodation. One of the distinct features of the property is its magnificent plot offering parking for numerous vehicles, a rear car port and double garage. The property also benefits from an annexe to the rear which offers the benefit of a home office or is ideal accommodation for a young or elderly relative if needed. The property extends to just under 3,000 square feet and briefly comprises porch, hall, guests cloakroom, lounge, dining room, garden sitting room, snug, superbly updated family breakfast kitchen, utility, four first floor double bedrooms, three being en suite, and a main bathroom. The property is approached via a generously sized parking area and side gates lead to additional to side parking and access to the rear car port and double garage. There are superbly well maintained and cared for front and rear gardens, and behind the double garage is the annexe having kitchenette and W.C. Photographs and words will not do the property true justice, and viewings are imperative in order to appreciate the extent of accommodation and features it offers.



### LOCATION

The property is superbly located on the highly sought after road of Fosseway, only a short distance away from the cathedral city centre of Lichfield. Lichfield provides superb access for commuters with rail access to London, Manchester and Birmingham whilst the city centre itself offers various thriving bars and restaurants which includes the Michelin starred restaurant Upstairs by Tom Shepherd. Facilities include the award winning Beacon Park, Lichfield cathedral and the Cathedral private school and road links including the M6 toll, A5, A38 and M6.

### PORCH

approached via a double glazed entrance with windows either side, window to side, granite tiled floor and stained glass leaded light internal door with windows either side opens to:

### RECEPTION HALL

having Dimplex smart radiator and stairs to first floor accommodation.

### RE-FITTED GUESTS CLOAKROOM

having a contemporary vanity unit with wash hand basin and storage beneath and tiled surround, low flush W.C., chrome heated towel rail, Karndean floor and LED spotlights.

### LOUNGE

4.52m x 3.93m (14' 10" x 12' 11") having double glazed window to front, Karndean floor with underfloor heating, superb feature fireplace having a natural stone hearth inset, surround and mantel above with recess inset.

### DINING ROOM

4.76m into bay x 4.49m (15' 7" into bay x 14' 9") having double glazed bay window overlooking the front garden, additional double glazed window to side, Dimplex smart radiator and door to:

### 'L' SHAPED FAMILY BREAKFAST KITCHEN

7.89m x 4.40m max (25' 11" x 14' 5" max) this superb and generously sized family breakfast kitchen has Karndean floor with underfloor heating, double glazed windows to rear and side, French doors to rear garden, encasement oak two-tone base cupboards and drawers with granite preparation work tops above and upstand splashback surround, inset stainless steel one and a half bowl sink with pull-out mixer tap and filtered hot tap, two sets of inset Neff ovens both having warming drawers below, Neff induction hob with Neff contemporary extractor fan above, integrated appliances include dishwasher, fridge and freezer, larder storage, centrally positioned island with base storage cupboards and granite overhang providing breakfast bar seating area, LED ceiling spotlighting and fitted dresser.

### GARDEN SITTING ROOM

6.72m x 3.64m (22' 1" x 11' 11") this stunning garden room has a vaulted ceiling with two skylight windows, double glazed windows with centrally positioned French doors overlooking the rear garden, Karndean floor with underfloor heating and the feature and focal point of the room is its stunning inglenook style fireplace with exposed reclaim brick surround, solid oak beam above, flagstone style hearth and reclaimed brick style surround housing a contemporary style gas burner served by a separate LPG gas tank.

### SITTING ROOM/SNUG

3.89m x 3.40m (12' 9" x 11' 2") having Karndean floor with underfloor heating, LED ceiling spotlighting and access to:



### UTILITY ROOM

3.41m x 2.21m (11' 2" x 7' 3") having Karndean floor with underfloor heating, base storage cupboards with granite preparation work tops above, inset stainless steel sink, spaces ideal for washing machine and tumble dryer, LED spotlighting, under stairs storage and door to cupboard housing the underfloor heating controls.

### FIRST FLOOR LANDING

having light tunnel, loft access hatch with pulldown ladder and doors provide access to:

### BEDROOM ONE

5.56m x 4.39m max (18' 3" x 14' 5" max) this stunning main bedroom has double doors leading to a Juliette balcony with lovely views over the rear garden, additional window with feature views, Karndean floor with underfloor heating, walk-in wardrobe with hanging rails and chest of drawers, LED spotlighting and door to:

### EN SUITE SHOWER ROOM

2.69m x 1.92m (8' 10" x 6' 4") having an obscure double glazed window to side, chrome towel rail, contemporary suite comprising vanity unit with inset wash hand basin and storage beneath and granite vanity surface, low flush W.C., shower enclosure with twin headed shower appliance over, tiled surround, LED spotlighting and Karndean floor.

### BEDROOM TWO

4.95m into bay x 4.51m (16' 3" into bay x 14' 10") having a superb walk-in double glazed bay window with views to the front, Dimplex smart radiator.

### BEDROOM THREE

4.53m x 3.90m max (14' 10" x 12' 10" max) having double glazed window to front, Dimplex smart radiator and door to:

### EN SUITE TWO

1.97m x 1.89m (6' 6" x 6' 2") having an obscure double glazed window to side, towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C., shower cubicle with shower appliance over and tiled splashback surround.



#### BEDROOM FOUR

4.24m x 3.41m (13' 11" x 11' 2") having double glazed windows and skylights providing views of the rear garden, Dimplex smart radiator and door to:

#### EN SUITE THREE

2.21m x 1.90m (7' 3" x 6' 3") having an obscure double glazed window to side, heated towel rail, suite comprising vanity with inset wash hand basin and tiled surround, low flush W.C. and shower cubicle with Triton shower appliance over.

#### FAMILY BATHROOM

superbly updated having double glazed window to front, Karndean floor, Dimplex heater, contemporary suite comprising Roca wall mounted vanity unit with inset wash hand basin, low flush W.C., bath with shower screen and twin headed shower appliance over, chrome towel rail and tiled surround.

#### OUTSIDE

The property offers a generous size plot to comprise:

#### ANNEX ROOM/OFFICE

4.62m x 4.24m (15' 2" x 13' 11") This highly versatile annex located separately in the rear garden offers an ideal space to either work from home, guest accommodation or for an ideal annex for a family member. The room has its own double opening side access doors from garden, underfloor heating, double glazed rear and side windows, spot lighting, WIFI and aerial connection and door opens to:

#### ANNEX KITCHEN

1.79m x 3.21m (5' 10" x 10' 6") With a range of cream shaker style base and wall mounted kitchen cupboards with work tops above, inset stainless steel sink, electric heater and door opens to

#### ANNEX W.C.

with a vanity storage unit with inset sink above, low flush w.c.



#### OUTSIDE

With a large tarmac driveway to front providing parking for several cars. Side driveway extends to the right hand side with double opening gates to a rear appointed CAR-PORT. With sheltered parking area with access to rear garden and double garage beyond. Zappy EV electric charging point. One of the main features of the property are the stunning well cared for gardens, with a generously sized rear garden with patio entertaining space, superb lawn beyond with well stocked borders, trees and shrubs and a useful potting shed.

#### DOUBLE GARAGE

5.28m max 3.8m min x 4.68m ( 17' 4" max 12' 6" min x 15' 4") with an up and over entrance door, side window and door to garden and rear appointed boiler room.

#### COUNCIL TAX

Band E.

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



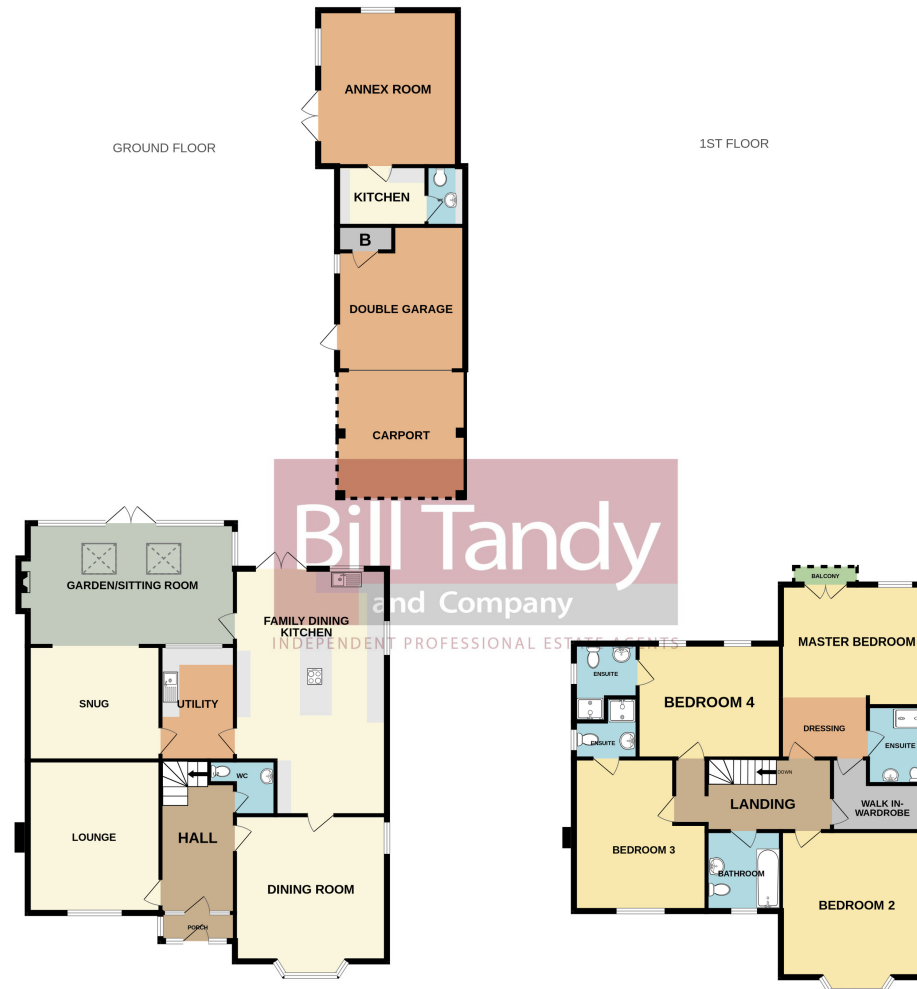
#### TENURE

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](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.



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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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