



12 Wissage Lane, Lichfield, Staffordshire, WS13 6DF

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 12 Wissage Lane, Lichfield, Staffordshire, WS13 6DF

# £495,000

Bill Tandy and Company are delighted to offer for sale this rare opportunity to purchase a very individual character family home, on a superb plot. The current owners have transformed the property whilst substantially modernising and updating the accommodation with further extensions to both ground and first floor. The property comprises timber framed porch, reception hall, ground floor W.C., laundry room, impressive re-fitted breakfast kitchen, lounge/dining room, dining family room with views of the garden, gym/office/possible fifth bedroom and cellar. On the first floor are four bedrooms and superb sized and updated main bathroom. Externally the property is approached via a shared driveway providing access to the property's entrance gates leading to a drive providing parking for numerous vehicles and electric car charging point. There is a superb sized foregarden, rear garden and double garage. Internal viewings are strongly recommended to take full advantage of this rare opportunity.



### FEATURE GABLE END OAK CANOP PORCH

provides access to the wood style composite front entrance door which opens to:

### RECEPTION HALL

having tiled flooring, radiator, UPVC sash window to front and doors to:

### GROUND FLOOR W.C.

having tiled flooring, radiator, spotlighting and suite comprising wall mounted wash hand basin and low flush W.C.

### LAUNDRY ROOM

1.59m x 1.18m (5' 3" x 3' 10") having spaces for washing machine and tumble dryer, radiator, ceiling spotlighting and an Ideal boiler.

### RE-FITTED BREAKFAST KITCHEN

4.49m x 4.35m (14' 9" x 14' 3") one of the distinct features of the property is its stunning open plan and extended breakfast kitchen which has been re-fitted in a contemporary style comprising UPVC double glazed sash windows to side, Velux skylight windows, ceiling spotlighting, tiled flooring, high gloss handleless units with black quartz tops above with matching upstand splashback, inset sink with drainer and swan neck mixer tap, Neff five ring gas hob with wok burner and Stoves extractor fan above, Neff oven and further multi-oven and microwave set above, integrated fridge/freezer, space for wine cooler, wall mounted cupboards and a quartz overhand breakfast bar area. Door to cellar ideal for storage.

### SITTING/DINING ROOM

7.30m x 4.59m (23' 11" x 15' 1") having sash window to front, two radiators, door to stairs leading to the first floor, two fireplaces with the main fireplace having a stunning recessed fireplace with Stoves style cast-iron log burner, feature marble surround with mantel above. Bi-fold doors open to:



### DINING FAMILY ROOM

5.39m x 2.31m (17' 8" x 7' 7") currently used as a dining room with views of the garden with double glazed windows to both rear and side, rear door to garden, exposed wooden floorboards and radiator.

### GYM/OFFICE

4.40m x 2.21m (14' 5" x 7' 3") having double glazed window overlooking the garden, radiator and wood style flooring.

### FIRST FLOOR LANDING

having radiator, double glazed window to side, useful store cupboard, loft access, exposed wooden floorboards and doors lead off to:

### BEDROOM ONE

4.54m x 3.53m (14' 11" x 11' 7") having two radiators, UPVC double glazed sash window to rear and feature exposed floorboards.

### BEDROOM TWO

4.37m x 2.87m (14' 4" x 9' 5") this 'L' shaped bedroom has two double glazed UPVC sash windows to front, two radiators and loft access.

### BEDROOM THREE

2.59m x 2.59m (8' 6" x 8' 6") having UPVC double glazed sash window to front, radiator and exposed feature fireplace.



### BEDROOM FOUR

3.33m x 2.61m (10' 11" x 8' 7") having UPVC double glazed sash window to side and radiator.

### FAMILY BATHROOM

4.19m x 2.89m (13' 9" x 9' 6") having two obscure double glazed UPVC sash windows to rear, heated towel rail, feature tiled flooring, ceiling spotlighting and contemporary suite comprising vanity unit with feature inset pebble shaped wash hand basin with waterfall tap, low flush W.C., pebble shaped free-standing bath with mixer tap and shower head attachment and walk-in shower area with waterfall style shower head above, tiled splashback surround with feature tiled border and radiator.

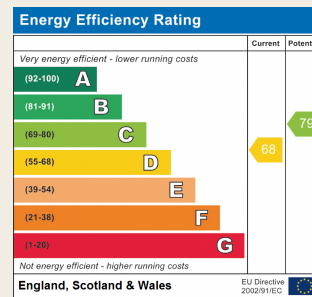
### OUTSIDE

The property enjoys a superb secluded plot set back from the road and is approached by a shared access leading to the generous front tarmac driveway accessed via double gates providing parking for numerous vehicles. There is a generous front garden having a shaped lawn with wall and fenced perimeter with access to a useful outhouse for storage. To the rear is a raised decked patio area and a mainly shaped lawn area with fenced surround and side access to the front of the property.



### COUNCIL TAX

Band D.



### 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.



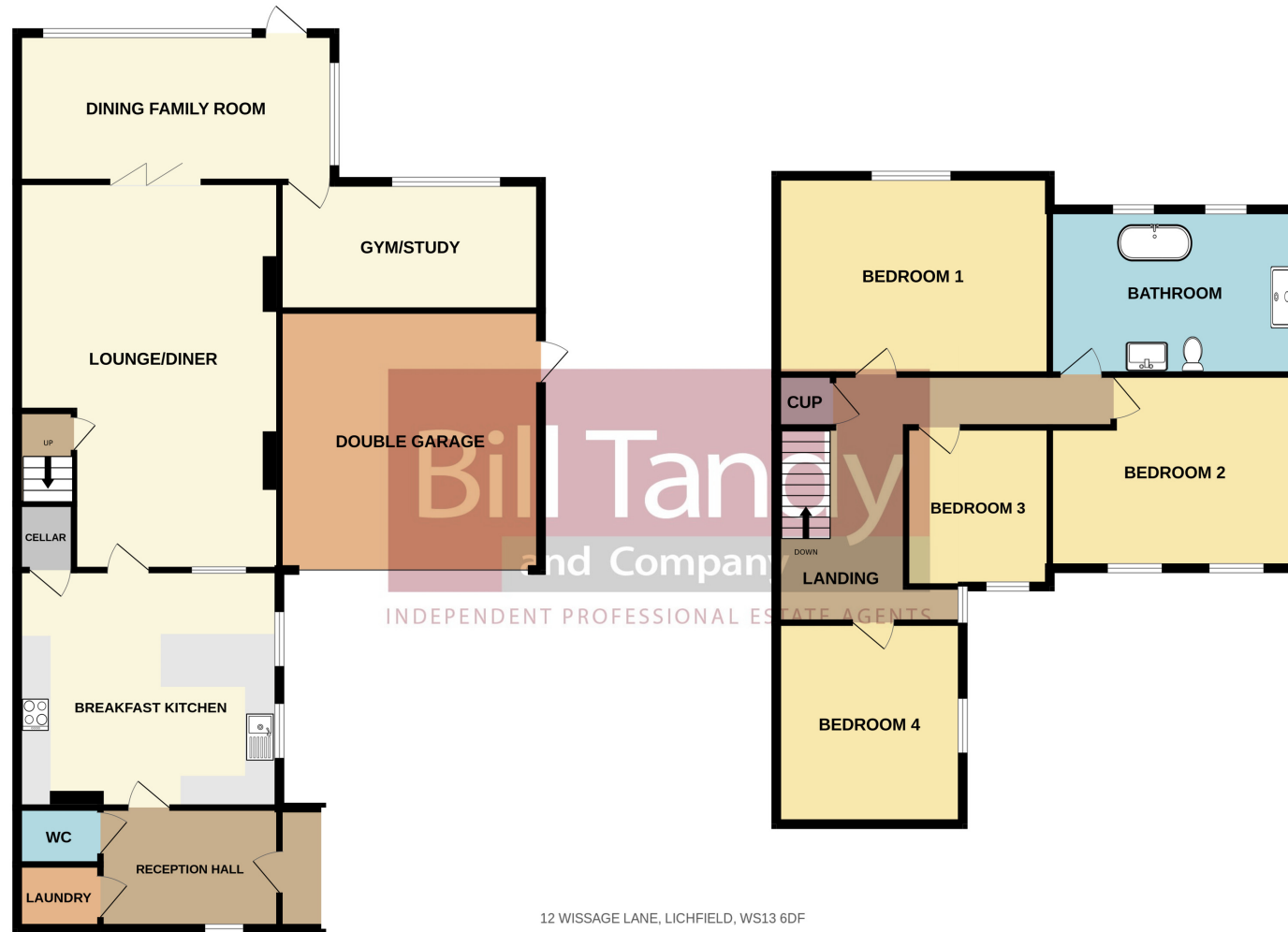
### VIEWING

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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