



81 Burton Old Road East, Lichfield, Staffordshire, WS14
9HU

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**81 Burton Old Road East, Lichfield,
Staffordshire, WS14 9HU**

£255,000 Offers Over

Occupying a lovely residential setting within this established area of Lichfield and perfect for accessing local amenities including Lichfield Trent Valley railway station, this traditional Victorian cottage offers an excellent opportunity for a first time buyer. Stylishly presented throughout the property has a generous accommodation layout, with a charming sitting room leading onto the fitted kitchen and ground floor bathroom. To the first floor are two good bedrooms and a further loft conversion. Outside the garden to the rear is delightful, set mainly to lawn, and the property benefits from gas fired central heating and UPVC double glazing. Given the convenience of its location and its undeniable charm and character, an early viewing of this delightful cottage home would be strongly encouraged.



CHARMING SITTING ROOM

3.60m x 3.35m (11' 10" x 11' 0") approached via a PVC composite double glazed entrance door and having feature herringbone style vinyl flooring, central fireplace with traditional cast-iron decorative stove with timber mantel and flanked by useful storage cupboards and display shelving, stylish wall beading, UPVC double glazed window to front and radiator.

KITCHEN

3.60m max x 2.70m max (11' 10" max x 8' 10" max) a delightful 'L' shaped kitchen having pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Zanussi electric oven with four ring gas hob, stainless steel splashback and extractor, integrated dishwasher with matching fascia, single drainer sink unit with swan neck mixer tap, double radiator, space for fridge and freezer, low energy downlighters and door to:

INNER LOBBY

having stairs leading off and door to:

BATHROOM

well fitted with a white suite comprising large corner bath with mono bloc mixer tap, deep tiled shower cubicle with glazed screen and thermostatic shower fitment, pedestal wash hand basin and close coupled W.C, chrome heated towel rail/radiator, extractor fan, low energy downlighters, obscure UPVC double glazed window, mirrored vanity storage cabinet and co-ordinated tiled splashbacks.

REAR PORCH

having space and plumbing for washing machine and tumble dryer, fluorescent light, power points and housing the Ideal combination gas central heating boiler. Door to rear garden.



FIRST FLOOR LANDING

having UPVC double glazed window to rear and doors off to:

BEDROOM ONE

3.60m x 3.35m max (11' 10" x 11' 0" max) having full height fitted wardrobes flanking the central traditional fireplace, UPVC double glazed window to front and radiator.

BEDROOM TWO

2.74m x 2.13m (9' 0" x 7' 0") having UPVC double glazed window to rear, radiator and feature decorative beading.

SECOND FLOOR LOFT CONVERSION

3.95m max x 2.75m (13' 0" max x 9' 0") approached via a further staircase from the first floor landing and having Velux skylight, double radiator and access to eaves storage.



OUTSIDE

To the front of the property is a slate bed foregarden with picket fencing and pathway approach leading to the front door. To the rear of the property is a pleasant established garden, set to lawn with fenced perimeters and hardstanding for garden shed. There is right of way access across the rear of the properties leading round to the frontage.

COUNCIL TAX

Band B.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

TENURE

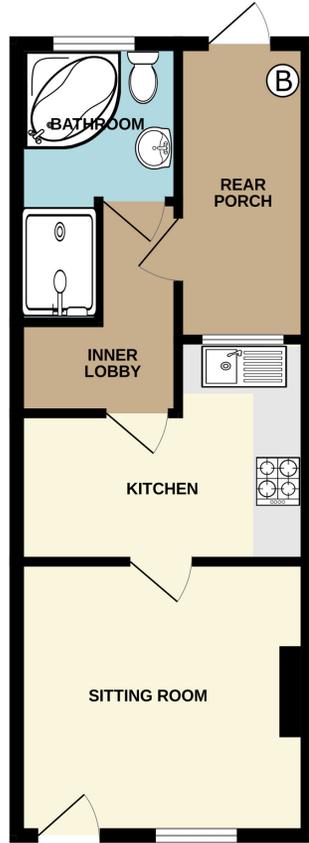
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

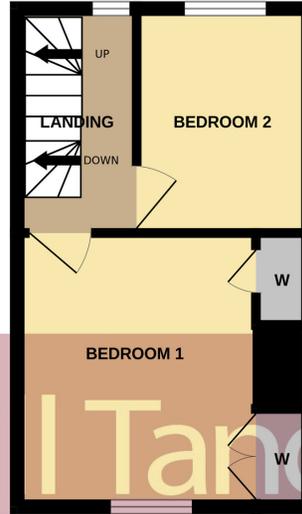
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

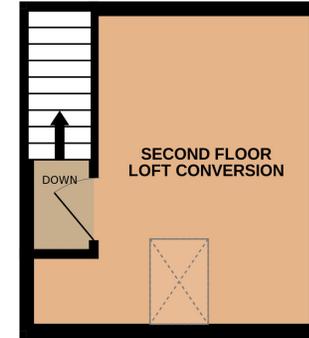
GROUND FLOOR



1ST FLOOR



2ND 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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