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38 Ivanhoe Road, Lichfield, Staffordshire, WS14 9AY

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

Bill Tandy

**38 Ivanhoe Road, Lichfield,  
Staffordshire, WS14 9AY**

## **£330,000 Offers over**

Bill Tandy and Company are delighted in offering for sale this traditional Victorian semi detached home which is superbly positioned on the highly sought after Ivanhoe Road and within easy walking distance of Lichfield city centre. There is nearby access to both train and bus stations, and also access to the A38, M6 toll and A5. The property itself, which we strongly urge is viewed to be fully appreciated, has two reception rooms, kitchen, laundry room, guests cloakroom, three first floor bedrooms and shower room. There are gravelled and paved areas to both front, side and rear of the property.



### **SIDE ENTRANCE HALL**

approached via an obscure double glazed side entrance door and having stairs to first floor accommodation and doors opening to:

### **SITTING ROOM**

3.93m x 3.64m (12' 11" x 11' 11") having a double glazed bay window to front with windows eat, two radiators and a feature and focal point fireplace having a marble hearth, cast-iron inset with tiled surround, wooden surround and mantel above.

### **DINING ROOM**

3.64m x 3.64m (11' 11" x 11' 11") having double glazed windows to rear and side, radiator, feature fireplace with cast-iron fire set on a marble hearth with Victorian style tile inset, useful under stairs cupboard and archway leading to:

### **KITCHEN**

2.93m x 2.36m (9' 7" x 7' 9") having double glazed window to side, tiled floor, radiator, base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset one and a half bowl sink unit, inset Stoves oven with four ring gas hob and extractor fan above, space for washing machine and fridge/freezer and door to:

### **LAUNDRY ROOM**

2.09m x 1.24m (6' 10" x 4' 1") having stable door to garden, tiled floor, spaces ideal for washing machine and dishwasher and door to:

### **GUESTS CLOAKROOM**

having an obscure double glazed window to rear, radiator, tiled floor and low flush W.C.

### **FIRST FLOOR LANDING**

this generously sized landing has a radiator and doors opening to:



### **BEDROOM ONE**

3.63m x 3.40m max into wardrobes (11' 11" x 11' 2" max into wardrobes) having double glazed window to front, radiator and range of built-in wardrobes.

### **BEDROOM TWO**

3.67m x 2.70m (12' 0" x 8' 10") having double glazed windows to rear and side, radiator and airing cupboard housing the Potteron boiler and space for linen storage.

### **BEDROOM THREE**

2.66m max (2.00m min) x 2.38m (8' 9" max - 6'7" min x 7' 10") having double glazed window to rear, radiator and loft access.

### **SHOWER ROOM**

having an obscure double glazed window to side, chrome heated towel rail, suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over, full ceiling height tiled splashback surround and tiled floor.



## OUTSIDE

To the front of the property is a gravelled and paved garden area which the vendors have previously used for parking for a small car. A side pathway leads to the side entrance door and a gate leads to the rear garden. One of the distinct features of the property is its superbly landscaped and low maintenance rear garden having gravelled and paved areas, low level shrubs and hedging and useful storage shed with further garden area behind.

## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband 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		87
(69-80)	C		
(55-68)	D	66	
(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](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.

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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