



67 Wolsey Road, Lichfield, Staffordshire, WS13 7QH

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



**67 Wolsey Road, Lichfield,  
Staffordshire, WS13 7QH**

**£125,000**

Enjoying a lovely peaceful setting on the northern fringe of the cathedral city of Lichfield and set at the end of a quiet cul de sac, this ground floor maisonette offers an excellent opportunity for either a first time buyer or investor purchaser. The well arranged accommodation has a generous double bedroom, spacious living room, kitchen and bathroom. Outside the gardens are communal and there is ample resident and visitor parking. With the benefit of electric night storage heaters and UPVC double glazing, the property is well positioned to take advantage of all that Lichfield city centre has to offer. Commuters will also appreciate the convenient location with the excellent road and rail network providing good commuter links to many Midland commercial centres and beyond. To appreciate the accommodation on offer an early viewing would be strongly recommended.



### ENTRANCE VESTIBULE

approached via a UPVC double glazed entrance door and having archway through to:

### LIVING ROOM

4.15m x 2.62m (13' 7" x 8' 7") having decorative fireplace, coving to ceiling, wall light points, electric night storage heater and archway to:

### KITCHEN

3.08m x 1.68m (10' 1" x 5' 6") having pre-formed work surface space with base white gloss doored storage cupboards and drawers, matching wall mounted storage cupboards including bottle racking, single drainer sink unit, space and plumbing for washing machine, electric cooker, fridge, co-ordinated tiled splashbacks, UPVC double glazed window to front, tiled flooring and door to an:

### INNER LOBBY

having access to a large store cupboard and doors leading off to:

### BEDROOM ONE

3.20m x 2.68m (10' 6" x 8' 10") having UPVC double glazed window to rear, electric night storage heater and built-in wardrobe.

### BATHROOM

having suite comprising panelled bath with Triton T80 electric shower fitted over, pedestal wash hand basin and close coupled W.C, obscure UPVC double glazed window, extractor fan, electric fan heater, co-ordinated ceramic partial tiling, floor tiling and airing cupboard housing the pressurised hot water cylinder, linen shelving and timer.

### OUTSIDE

The flat has the benefit of owning the front half and side garden and there is ample, general unallocated parking to the side for residents and visitors.



### COUNCIL TAX

Band A.

### 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/>

### LEASE TERMS

The lease is for 189 years commencing on 24th June 1984 with approximately 148 years unexpired. The ground rent is currently £20.00 per annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	50
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



## TENURE

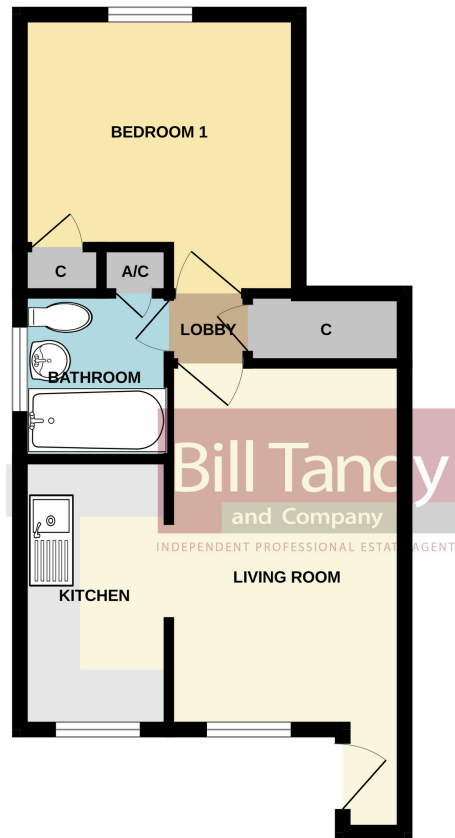
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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



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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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[www.billtandy.co.uk](http://www.billtandy.co.uk)



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