

Bill Tandy  
and Company



27 Marshall Road, Lichfield, Staffordshire, WS13 6UP

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



**27 Marshall Road, Lichfield,  
Staffordshire, WS13 6UP**

**£280,000**

Built on the popular Hallam Park development by David Wilson Homes in 2020 this very well presented semi detached property offers an excellent opportunity, ideal for first time buyers or investor purchasers. Immaculate throughout, the property has two good double bedrooms and a spacious lounge/dining room, together with a fitted kitchen with integral appliances. Outside the rear garden has been designed for minimal maintenance and there is a private driveway with parking for three to four cars. The location, on the edge of the Hallam Park development, is well placed for access into the cathedral city itself where a broad choice of shopping and other facilities are available. Likewise commuters will find the location very convenient with quick access to an excellent road and rail network which serves Lichfield. To fully appreciate the accommodation on offer an early viewing would be strongly encouraged.



#### **CANOPY PORCH**

with PVC composite entrance door with obscure double glazed insert opening to:

#### **RECEPTION HALL**

having feature laminate flooring, double radiator, stairs leading off and door to:

#### **FITTED GUESTS CLOAKROOM**

having close coupled W.C., pedestal wash hand basin with mono bloc mixer tap, obscure UPVC double glazed window and radiator.

#### **LIVING ROOM**

4.10m x 3.90m (13' 5" x 12' 10") having UPVC double glazed double French doors opening out to the rear garden, a continuation of the laminate flooring, two double radiators and useful under stairs storage cupboard.

#### **KITCHEN**

3.10m x 1.80m (10' 2" x 5' 11") having work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric oven and grill with four ring gas hob and extractor hood with stainless steel splashback, one and a half bowl stainless steel sink unit, wall mounted Ideal combination gas central heating boiler, integrated washing machine, dishwasher, fridge and freezer each with matching fascia, under-cupboard feature lighting, UPVC double glazed window to front and laminate flooring.

#### **FIRST FLOOR LANDING**

having doors leading off to:

#### **BEDROOM ONE**

3.90m max x 2.53m (12' 10" max x 8' 4") having full height and width fitted wardrobes with mirrored doors, two UPVC double glazed windows to rear, double radiator and central heating thermostat control.



#### **BEDROOM TWO**

3.90m x 2.60m max (12' 10" x 8' 6" max) having fitted double wardrobe with sliding door, radiator, built-in store cupboard and two UPVC double glazed windows to front.

#### **BATHROOM**

having a suite comprising panelled bath with mixer tap and separate thermostatic shower fitment and glazed screen, close coupled W.C. and pedestal wash hand basin with mono bloc mixer tap, chrome heated towel rail/radiator, LED vanity mirror, electric shaver point and extractor fan.

#### **OUTSIDE**

The property is set back off the road with a long tarmac driveway providing parking for three to four cars flanked by a lawned foregarden, and side gated access leading to the rear garden. To the rear of the property is a landscaped easily maintained garden with slabbed patio seating areas, artificial lawn, fenced perimeters, hardstanding for shed and useful cold water tap.

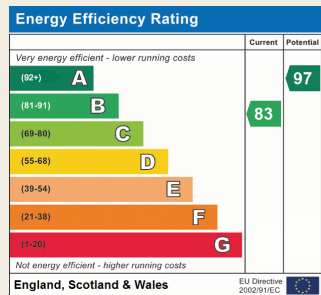
#### **COUNCIL TAX**

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/>



## 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



27MARSHALL ROAD, LICHFIELD WS13 6UP

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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