



22 Barlow Street, Lichfield, Staffordshire, WS14 0FA

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

## 22 Barlow Street, Lichfield, Staffordshire, WS14 0FA

# £260,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this recently built semi-detached home superbly located on the recently built development constructed by Taylor Wimpey just off the main Birmingham Road. The property is ideally situated for commuting with nearby access to A38 and A5 trunks and the M6 toll road. The development is a short distance away from Lichfield Cathedral City which has trainline access to Birmingham and London. This recently built property would be an ideal first time purchase or ideal investment, early viewings are highly recommended. The accommodation comprises hall, guests cloakroom, L-Shaped rear lounge/dining room, modern kitchen to front. To the first floor are two generous sized bedrooms one having en suite shower room, and family bathroom. There is parking to the front of the property providing access to the front door and useful side gate.



### CANOPY PORCH

with composite front entrance door opening to:

### RECEPTION HALL

having stairs to first floor, radiator and doors open to:

### GUESTS CLOAKROOM

having corner wash hand basin with tiled surround, low flush W.C., obscure double glazed window to front and radiator.

### KITCHEN

3.02m x 1.85m (9' 11" x 6' 1") having double glazed window to front, base cupboards and drawers with round edge work tops above, wall mounted cupboards, concealed space for boiler, inset stainless steel sink with drainer, built-in Zanussi oven with four ring gas hob and extractor fan above and spaces ideal for washing machine and fridge/freezer.

### LOUNGE/DINING ROOM

4.71m x 4.00m (15' 5" x 13' 1") this superb 'L' shaped reception room has double glazed windows and French doors to the rear garden, useful under stairs storage cupboard and radiator.

### FIRST FLOOR LANDING

having loft access, radiator and doors opening to:

### BEDROOM ONE

3.07m x 2.95m (10' 1" x 9' 8") having double glazed window to rear, radiator and door to:

### EN SUITE SHOWER ROOM

having white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and chrome towel rail.



### BEDROOM TWO

3.99m x 2.56m (13' 1" x 8' 5") having two double glazed windows to front, radiator and useful over stairs store cupboard.

### BATHROOM

having chrome towel rail and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over and shower screen.

### OUTSIDE

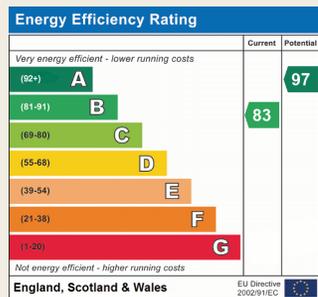
The property is set back from the road with a shared access driveway leading to two allocated parking spaces, access to the front door and side gate. To the rear of the property is a paved patio area with shaped lawn beyond, space for shed, paved pathway leading to the gate leading to the parking, external light and water tap.



## ADDITIONAL INFORMATION

We understand the property be Freehold upon completion as the property is currently a shared ownership home). The property is subject to a small development maintenance fee (details and costing to follow). Drainage – Mains drainage and Water supply. 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/>



## 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.

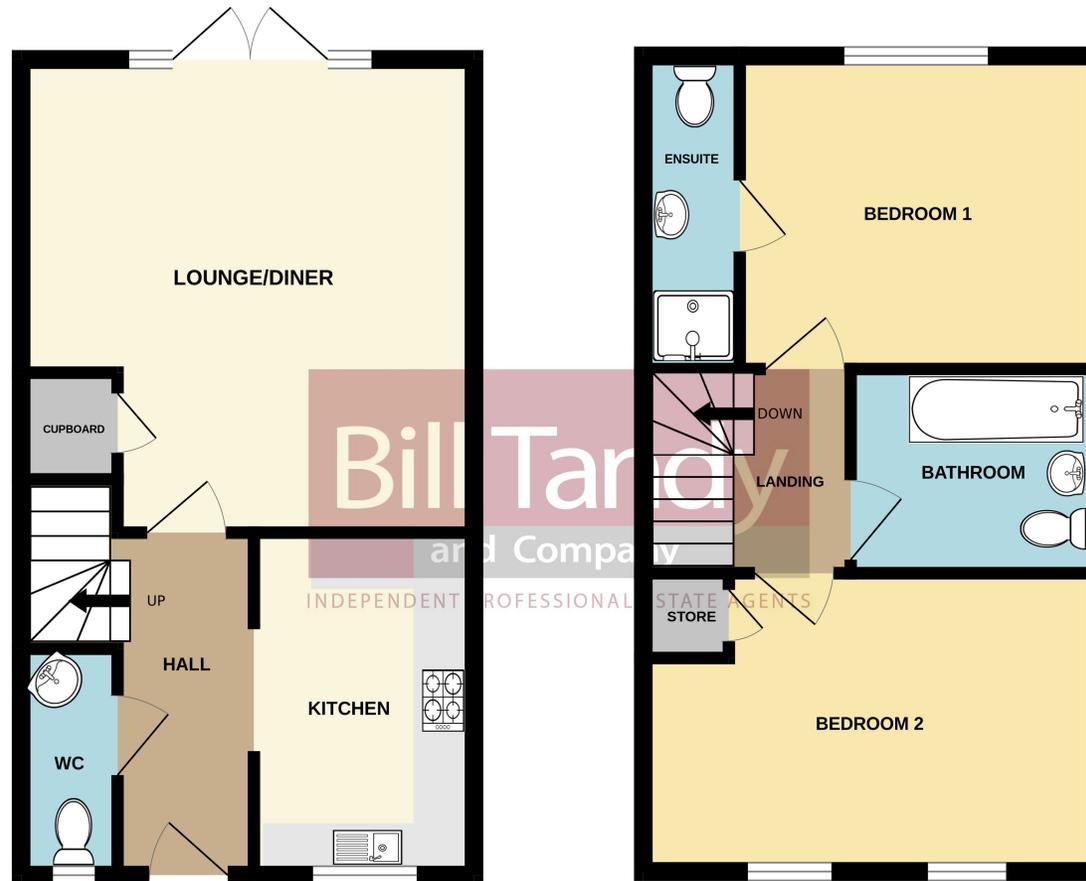
## VIEWING

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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

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



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