

12 PARSONS VIEW
LICHFIELD
WS13 6FB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This modern three-bedroom link-detached bungalow is a perfect blend of comfort and style. With ample space throughout, this home offers both convenience and modern aesthetics. Its prime location near Lichfield's centre ensures easy access to amenities.

ACCOMMODATION

Ground Floor:

Entrance hallway

Family bathroom

Open plan drawing room/kitchen area

Bedroom 1 with ensuite

Bedroom 2/dining room

Bedroom 3

Garden and Grounds:

Garage

Block paved driveway for parking

Laid to lawn front and rear gardens with patio area

Approx Gross Internal Floor Area: 1017 sqft (95 sqm)

EPC Rating - B



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

The delightful property is ideally situated for the centre of Lichfield, with easy access to the areas many facilities and the road and rail links which connect the regions towns and cities. Within 20 miles or so are attractions as diverse as the Birmingham and Fazeley Canal, Calke Abbey, The National Memorial Arboretum and Chasewater steam railway.

Lichfield itself has an extensive range of shops while the choice of restaurants, cafes, bars and pubs is equally wide. You're well served for leisure too, with sports centres offering activities such as swimming, squash and keep fit, several golf clubs in the area, somewhere for tennis and bowls, football and fishing.

Schooling in the area includes The Friary, Christchurch, Lichfield Cathedral school and King Edward VI are just a few of the local schools with excellent reputations. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

There is A461 links to both the A5 and A38, with direct access to the central motorway network and their regular rails service from Lichfield into Birmingham New Street, from where you can get trains to London Euston as well.

Description of Property

Upon entering the property, you come in to welcoming entrance hallway, adorned with oak doors and neutral tones that set the stage for the entire home. A highlight is the handy storage cupboard on the right; a practical touch for organised living.

To the right of the entrance lies the open-plan drawing room and kitchen area. This space boasts double patio doors leading to the charming front garden patio, for an ideal fusion of indoor and outdoor living. The kitchen area is a modern masterpiece with sleek cabinetry, white worktops, and top-notch integrated appliances.

On the left side of the entrance is Bedroom 1, a generously sized room. Fitted wardrobes provide smart storage, and the front-facing window infuses the room with natural light. This bedroom boasts its own ensuite bathroom, complete with a shower, sink, and WC.

Continuing down the hallway on the right, is Bedroom 2, currently configured as a versatile office/study. With a pleasant view of the rear garden, this room offers a quiet space for focused work or relaxation.

Opposite is Bedroom 3, a welcoming double room. Currently serving as a dining room, it provides ample space for its occupier.

The family bathroom is positioned between the two bedrooms. Tiled walls and flooring add a touch of sophistication to this functional space, featuring a walk-in shower, WC, and sink.

Garden and Grounds

Approaching this charming property, you'll be greeted by a block-paved driveway with convenient parking space for one car. An additional garage offers extra parking or storage options. The front entrance, adorned with a neatly manicured lawn on either side, leads to a paved walkway, creating a welcoming ambiance.

In the rear, discover a delightful garden with a lush lawn and carefully planted shrubs. Fenced for privacy, this outdoor haven also features a paved patio area - perfect for alfresco dining during the warmer months.

Directions from Aston Knowles

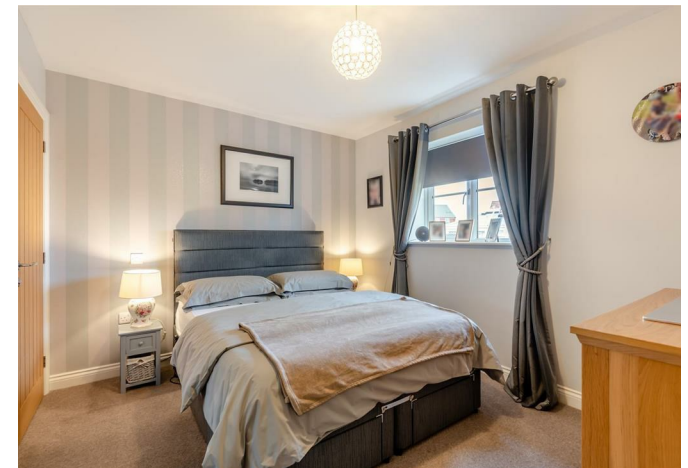
From the agents office, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, at Swinfen Interchange take the 2nd exit onto London Rd/A5206, turn left onto Lichfield Southern Byp/A461, at the roundabout take the 2nd exit onto Falkland Rd/A461, at the roundabout take the 2nd exit onto Sainte Foy Ave/A461, turn left onto The Whytmore, turn left onto Heatecot Pl, turn left onto Parsons View and the property will be on your left at the end of the cul-de-sac.

Distances

Lichfield - 1.0 miles
Sutton Coldfield - 9.6 mile
Birmingham - 18.4 miles
Birmingham International/NEC - 20.1 miles
M6 - 12.0 miles
M6 Toll - 15.1 miles
A461 - 4.6 miles
A38 - 8.1 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.





Terms

Local Authority: Lichfield Council
 Tax Band: E
 Broadband Average Area Speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Services

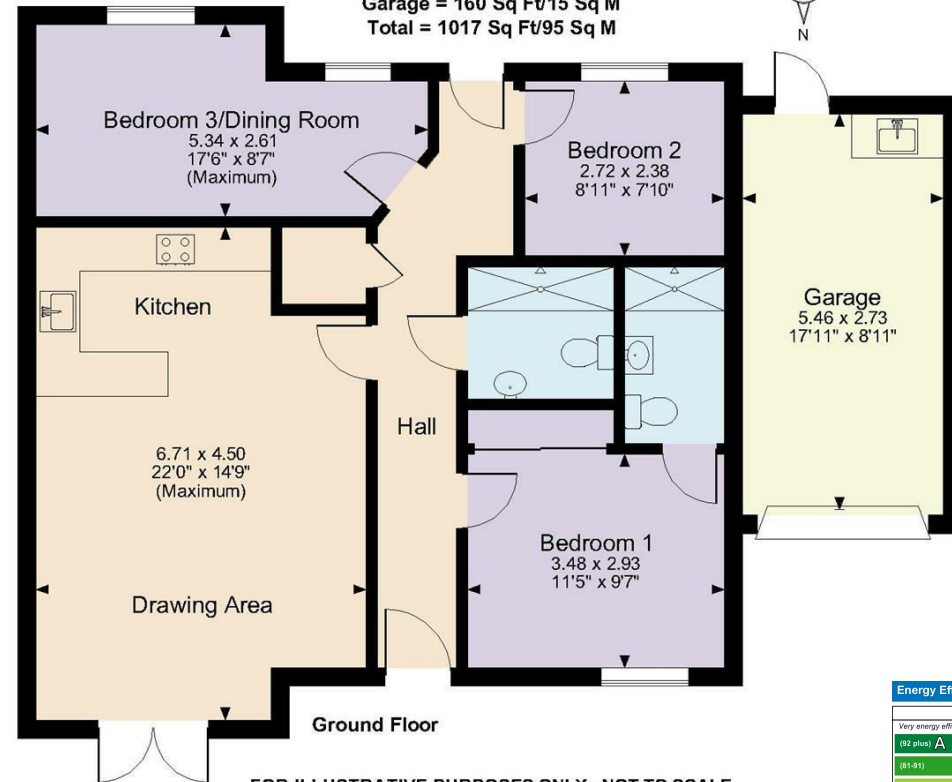
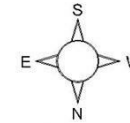
We understand that mains water, gas and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: November 2023
 Particulars prepared: November 2023

Parsons View, Lichfield
 Approximate Gross Internal Area
 Main House = 857 Sq Ft/80 Sq M
 Garage = 160 Sq Ft/15 Sq M
 Total = 1017 Sq Ft/95 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8577610/KRA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92-101) A		84	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com