

Asking Price £375,000

Jayman  
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Estate Agents



**Statfold Lane**

Lichfield, WS13 8NY



# Statfold Lane, Lichfield, WS13 8NY

**\*REDUCED PRICE\*** Jayman are pleased to present for sale this three bedroom, detached property in the popular village of Fradley. This property lies just under 4 miles from Lichfield city centre and is also perfect for jumping onto the A38 providing excellent commuter links. This property will be highly desirable and an early viewing would be recommended.

## Ground floor

The ground floor consists of kitchen, living room, dining room, conservatory and WC.

## Kitchen 11'5" x 12'1" (3.5 x 3.7)

Spacious kitchen with inbuilt fridge/freezer and the dishwasher and washing machine are freestanding appliances but are built in behind the cupboard doors which will be left with the property. There are multiple cupboards and a door leading to the rear garden.

## Living room 17'0" x 9'10" (5.2 x 3)

Spacious living room with a gas fireplace and sliding doors leading into the conservatory.

## Conservatory 9'10" x 9'10" (3 x 3)

With French doors leading to the rear garden.

## Dining room 9'2" x 9'6" (2.8 x 2.9)

Can be used as a dining room/4th bedroom or an office. Windows to fore.

## WC

Downstairs WC and hand basin.

## First floor

The first floor comprises three bedrooms, main bathroom, en-suite and storage cupboard.

## Bedroom One 11'9" x 9'10" (3.6 x 3)

Double bedroom with inbuilt wardrobes, an en-suite and window to fore.

## En-suite

With Shower cubicle, WC and hand basin.

## Bedroom Two 10'9" x 8'6" (3.3 x 2.6)

Double bedroom with storage cupboard and window to fore.

## Bedroom Three 8'2" x 6'6" (2.5 x 2)

Single bedroom with window to the rear garden.

## Main bathroom

With bath and shower overhead, WC and hand basin.

## Double garage 19'0" x 15'8" (5.8 x 4.8)

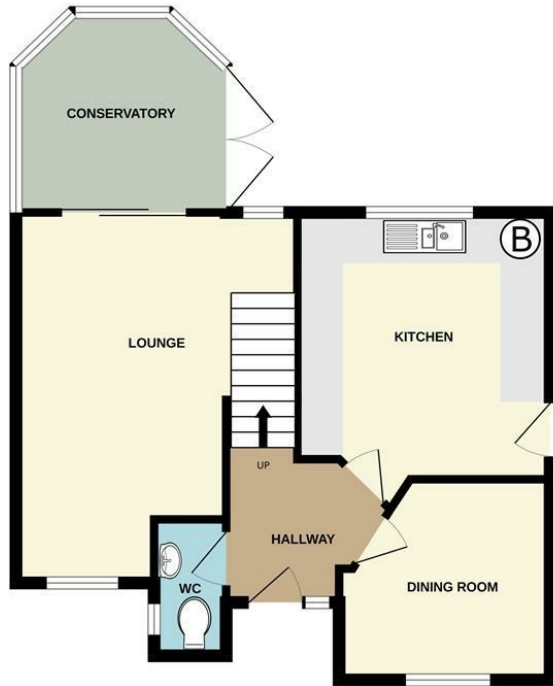
## Outside

Parking for multiple cars, a private rear garden and a front garden.



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GROUND FLOOR

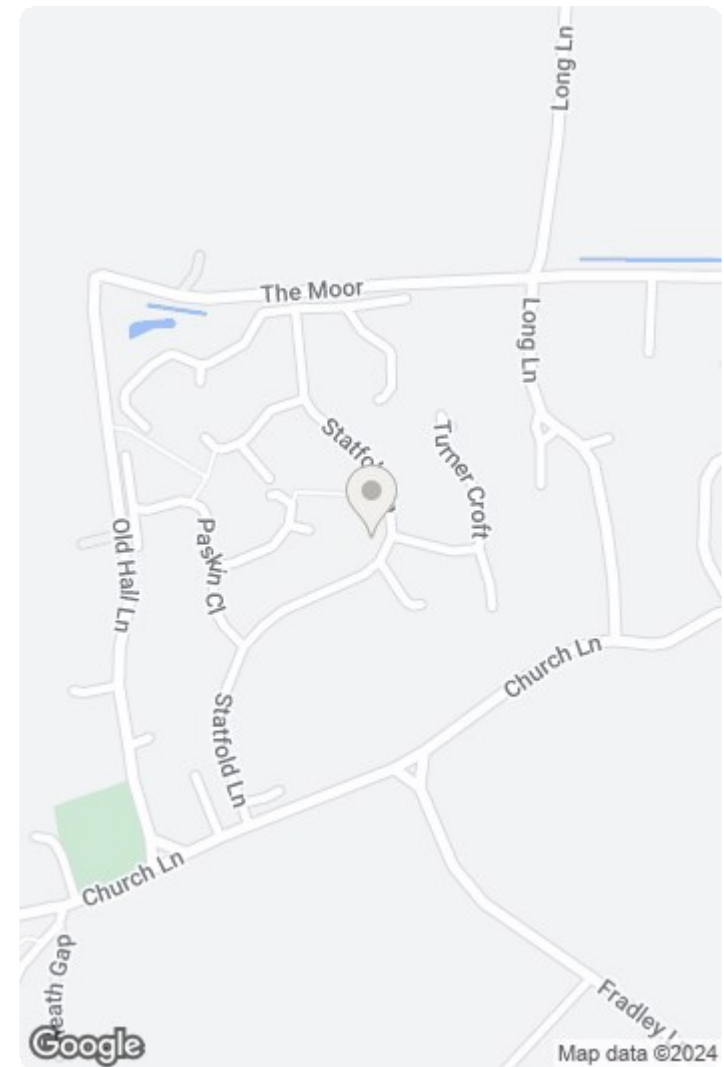


1ST FLOOR



3 BEDROOM DETACHED HOUSE

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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