

Asking Price £299,950

Jayman
www.jayman.co.uk

Estate Agents



Ash Grove

Lichfield, Staffordshire, WS13 6ET

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Jayman offer for sale this ideally located extended three bedroom semi detached home on Ash Grove, Lichfield. With spacious lounge, dining room, extended kitchen, utility, guest wc, garage, three bedrooms, bathroom, rear garden and front driveway. For sale with no upward chain.

Porch

With door leading to

Lounge 15'5" x 13'5" (4.72 x 4.11)

Spacious lounge with large window to fore, stairs to first floor and open leading to Dining Room.

Dining Room 9'3" x 8'8" (2.83 x 2.66)

With space for table and chairs and door leading to Kitchen.

Kitchen 12'7" x 16'6" (max) (3.84 x 5.05 (max))

Extended kitchen with a range of storage cupboards, space for cooker, integral dishwasher, space for other appliances, area for table and chairs, door to rear garden and door to Utility.

Utility

With space and plumbing for appliances.

Downstairs shower room

Guest WC with wash hand basin.

Garage

Single garage

First floor

Landing with doors leading to

Bedroom 1 9'3" x 12'4" (2.82 x 3.78)

Double bedroom with built in wardrobes and window to fore.

Bedroom 2 9'3" x 11'5" (2.84 x 3.48)

Double bedroom with window to rear.

Bedroom 3 8'0" x 6'1" (2.44 x 1.86)

Single bedroom with window to fore.

Bathroom

With suite comprising of corner shower, wash hand basin and wc and bath.

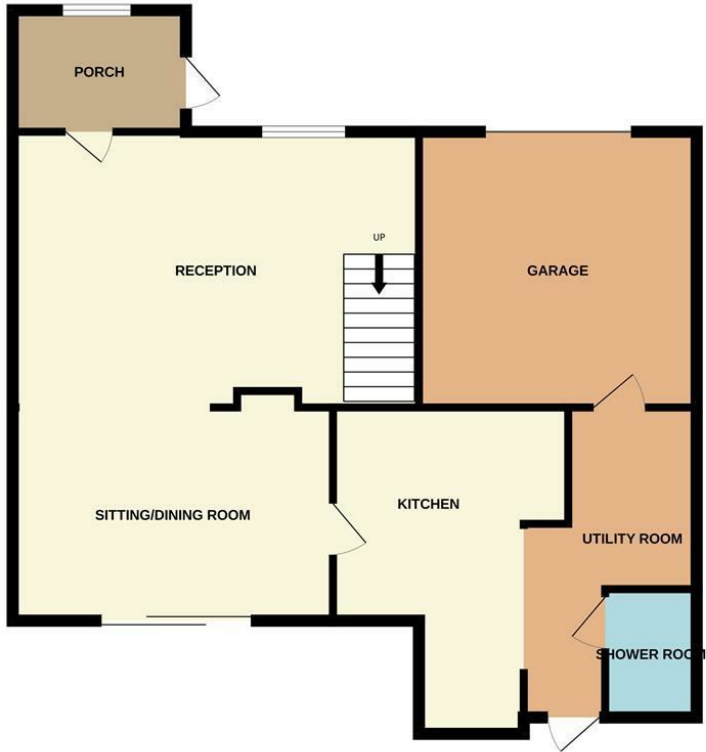
Outside

To fore is a driveway which leads to the garage. To the rear is a garden with both paved and lawned areas.

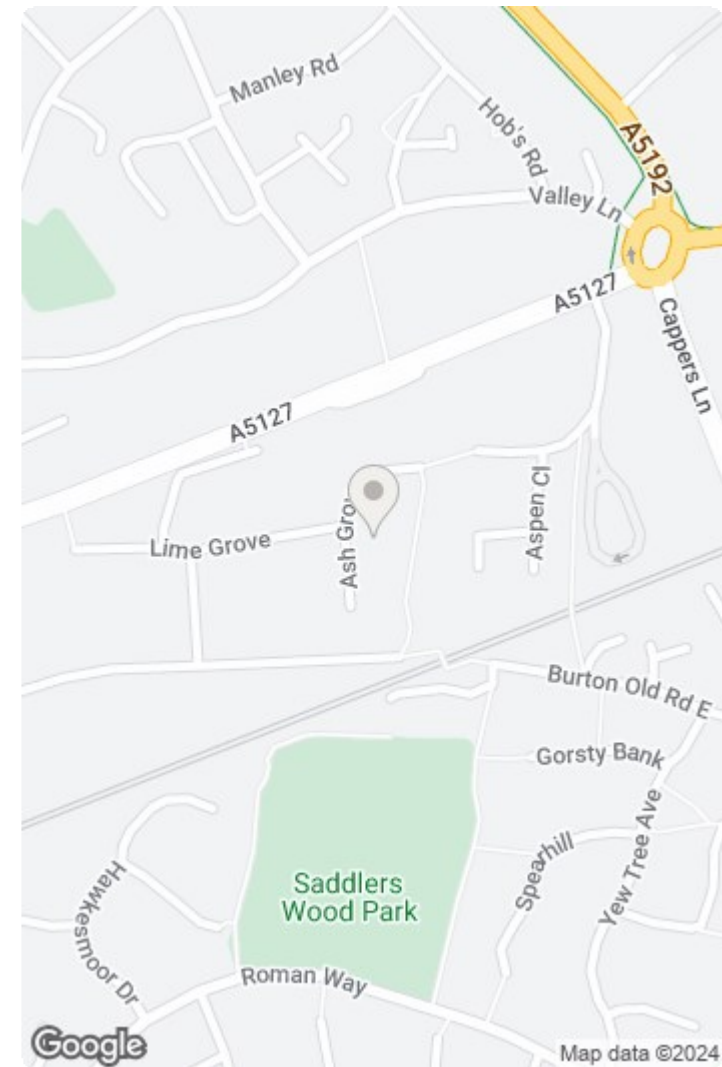
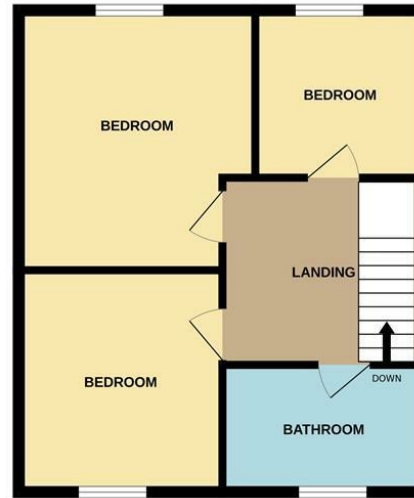


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GROUND FLOOR



1ST FLOOR



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 ₂) Rating	
Band	Current	Band	Current
A	80	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

Energy Efficiency Rating: 64 (Current), 80 (Target)
 Environmental Impact (CO₂) Rating: C (Current), A (Target)

England & Wales EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

