

Asking Price £330,000

Jayman
www.jayman.co.uk

Estate Agents



Raby Drive

Lichfield, WS14 0BQ

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Jayman are pleased to offer this superbly presented 3 bedroom semi detached house.

Approach

This superbly presented property has one parking space on the driveway in front of the property and a second designated space directly opposite.

Living Room 15'1" x 13'2" (4.6 x 4.03)

Spacious living room with entrance hall, stairs to first floor, window to fore and door leading to Kitchen to rear.

Kitchen / Diner 15'1" x 10'8" (4.6 x 3.26)

Modern fitted kitchen with a range of storage cupboards, sink and drainer, cooker with hob and extractor, space and plumbing for other appliances.

Double doors lead to rear garden.

Dining area has space for dining suite and doors to WC and Store Room.

Store Cupboard

Good sized store cupboard just off the kitchen.

Downstairs WC

Downstairs WC just off the Dining Area.

First floor

Landing with doors leading to;

Bedroom 1 13'4" x 11'9" (4.08 x 3.59)

Double bedroom with windows to fore.

Bedroom 2 8'9" x 11'4" (2.67 x 3.46)

Double bedroom with window to rear.

Bedroom 3 11'3" x 6'3" (3.45 x 1.92)

Single bedroom with window to rear.

Bathroom

Modern fitted bathroom suite comprising of wash hand basin, wc, bath with shower above.

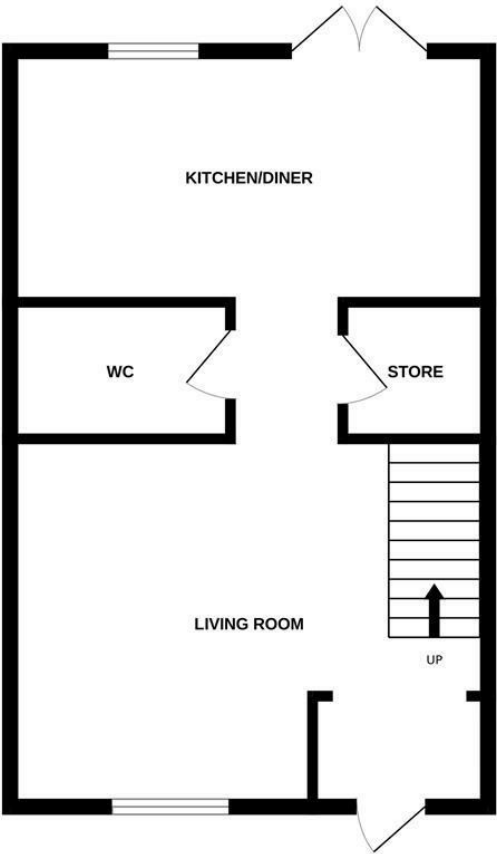
Rear Garden

With patio and lawn area and storage shed.

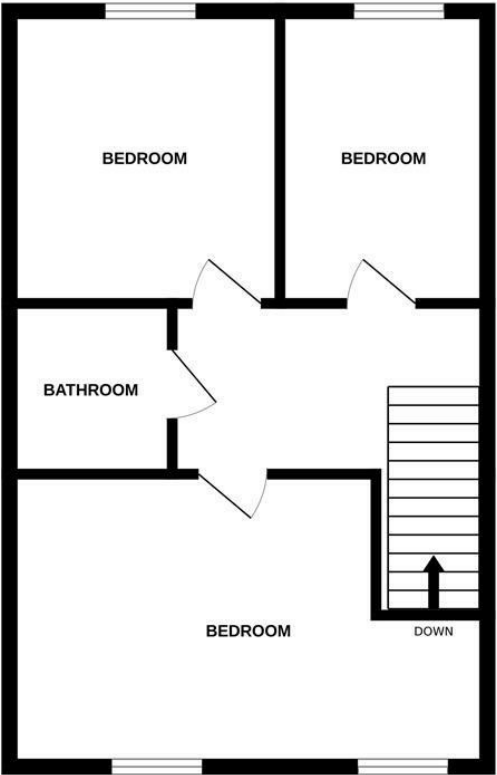


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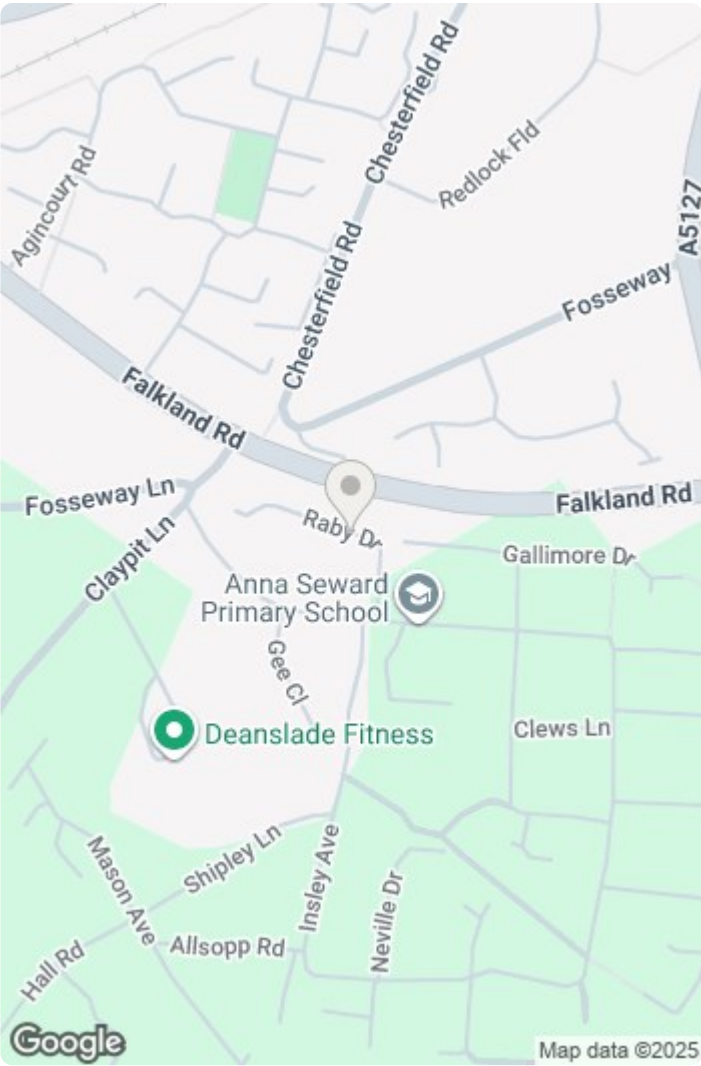
GROUND FLOOR



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
44-54 E			44-54 E		
35-43 F			35-43 F		
2-34 G			2-34 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

