

Parkes Drive

Streethay, Lichfield, WS13 8FU

John German



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Offers in the region of £320,000

A modern semi-detached family home positioned
on a popular residential development within
Lichfield.

This well presented semi-detached family home has been beautifully decorated and furnished by the current owners. It enjoys a delightful position on the modern development of homes in Streethay, popular for all ages with its open green spaces, the newly opened Streethay Primary School, the A38 and the city centre itself. Take a scenic walk around Stowe Pool and along the cobbled streets of Lichfield where there are a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs. For commuters, Lichfield Trent Valley rail station is a short walk away that has a direct service to Birmingham New Street and offers regular services to Bromsgrove and London Euston.

Internally the property comprises composite entrance door opening into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and doors off into the guest WC, kitchen and lounge/diner.

The guest cloakroom is fitted with a low level WC, wash hand basin with tiled splashback, obscured UPVC double glazed window to the side aspect and spotlights to the ceiling.

The kitchen is fitted with a range of matching wall and base units with worksurfaces over, tiled splashbacks and a range of integrated appliances. There is a ceiling light point and a UPVC double glazed window to the front aspect.

The spacious lounge/diner has carpeted flooring, two ceiling light points, useful understairs storage cupboard and UPVC double glazed French doors opening out to the rear garden.

Upstairs, there are three well proportioned bedrooms; two doubles and one smaller single bedroom which could alternatively be used as a home office.

The family bathroom has a white suite comprising panelled bath with mains shower over, low level WC and wall hung sink. There are spotlights to the ceiling and an obscured UPVC double glazed window to the front aspect.

Outside, to the front of the property is a lawned front garden and a paved path leading to the front door, with an adjacent tarmac driveway providing off-road parking for two/three vehicles.

To the rear of the property is a landscaped enclosed garden with a large paved patio seating area, lawned garden and borders with a variety of plants and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency www.lichfielddc.gov.uk

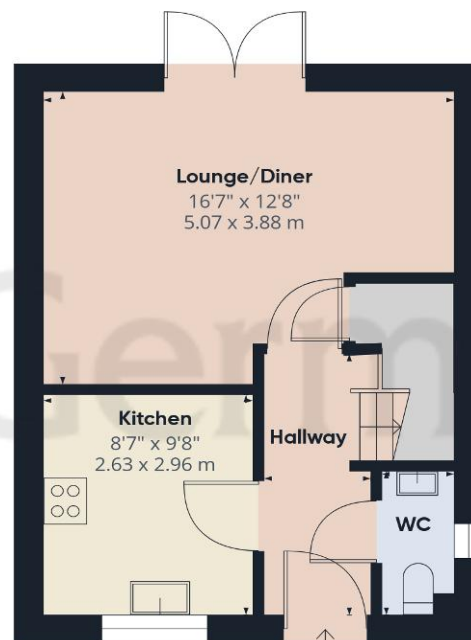
Our Ref: JGA/13052025

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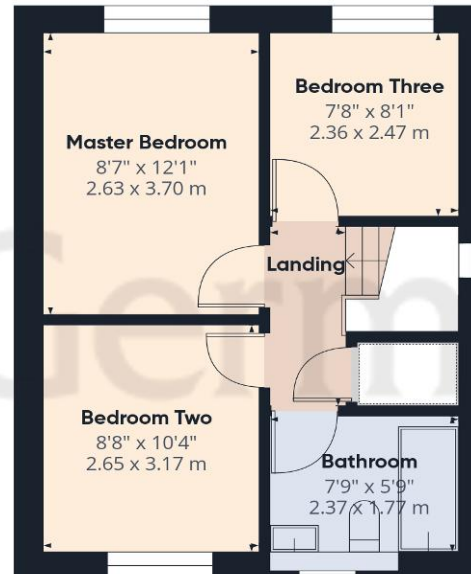
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

702 ft²

65.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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