

Sandfield Meadow

Darwin Park, Lichfield, WS13 6NH

John German





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£375,000

Located within the highly sought after Darwin Park Area of Lichfield is this attractive family home that is presented to high standard of finish throughout.

This attractive three bedroom semi-detached family home is presented to a high standard of finish throughout and is located on Sandfield Meadow within the popular Darwin Park area of Lichfield. From Darwin Park you can stroll through Cathedral Walk into Lichfield's city centre and enjoy the range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more. Nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue.

The impressively designed interior provides spacious accommodation over two floors and internally comprises of a composite entrance door opening into the welcoming hallway with laminate wooden effect flooring and stairs rising to the first floor landing having a feature arched shaped window allowing plenty of natural light.

The guest's cloakroom has a low level WC, wash hand basin with tiled splashbacks, tiled flooring and window to front.

The living room has laminate wooden effect flooring and double glazed French doors opening into the conservatory that overlooks and has access out to the garden.

A separate dining room has the same laminate wooden effect flooring from the hallway, uPVC double glazed bay window to the front aspect and a useful understairs storage cupboard. A leads into the kitchen that has a range of matching modern wall and base units with contrasting rose gold fittings, tiled splashbacks, inset sink with drainer, integrated oven and gas hob with gloss red splashback and extractor above plus spaces for a freestanding fridge/freezer, washing machine and tumble dryer. A uPVC double glazed window overlooks the rear and a door leads to the garden.

Upstairs there are three well proportioned bedrooms including a spacious master bedroom with fitted wardrobes and its own en suite shower room. The two other bedrooms are serviced by the family bathroom.

Outside to the front of the property there is a low maintenance front garden with a paved path leading to the front door alongside a tarmac driveway leading to the single garage with up and over door.

The enclosed rear garden has been well maintained and has a lawn surrounded by mature planted display borders with a variety of plants and shrubs.

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 D

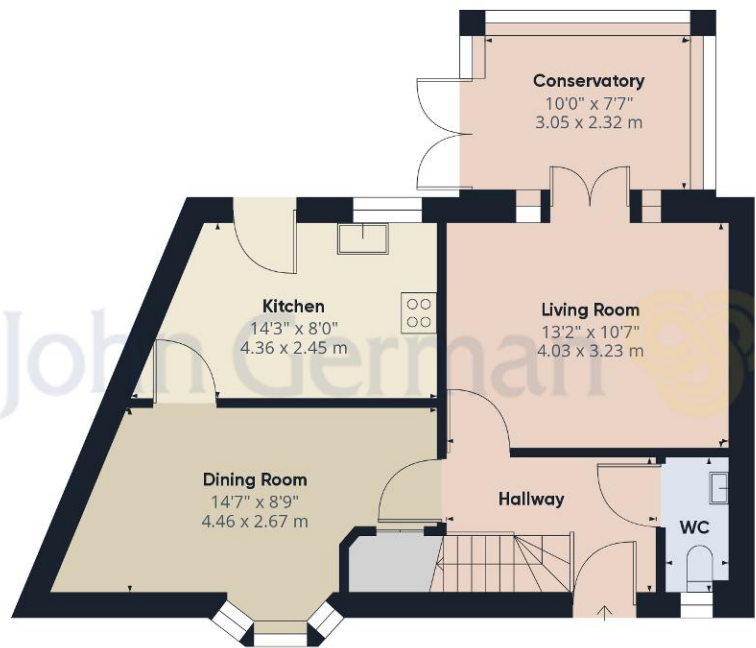
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20062024

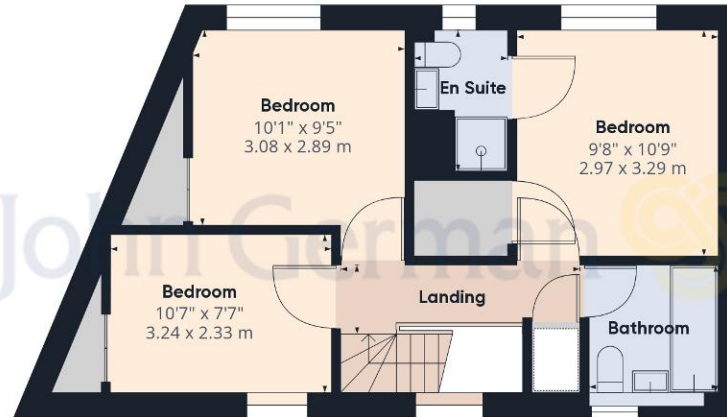
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1174.39 ft²

109.1 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.

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Agents' Notes

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