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Estate Agents and Lettings

NEWTON FALLOWELL
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FOR SALE

Lichfield Road, Sandhills

 4  2  3

OIRO £450,000



Key Features

- Large unique family home
- Two storey extension offering separate dwelling
- Three reception rooms
- Four bedrooms
- Two bathrooms
- Two kitchens with integrated appliances
- EPC rating C
- Freehold





****VIEWING IS HIGHLY RECOMMENDED FOR THIS UNIQUE FAMILY HOME**** Goodchilds are pleased to offer for sale this large stylish four bedroom semi detached family home, located in a sought-after area that is conveniently placed for the neighbouring towns of Stonnall, Aldridge, Brownhills, Walsall, Burntwood, Lichfield and Sutton Coldfield. An established family house of surprisingly generous size, well-appointed throughout and benefitting from a generous sized rear garden.

Benefitting from off road parking, gas central heating and double glazing throughout, this semi detached family home briefly comprises of: entrance hallway, lounge, kitchen with utility area, dining room and downstairs w.c. On the first floor is 3 bedrooms and a family bathroom. The property has a two storey extension offering a further lounge, kitchen, bedroom and bathroom with its own spiral staircase.

Council tax band: C

EPC: C

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





Frontage

Attractive semi detached property with large gated driveway.

Reception Room 2.76m x 6.19m (9'1" x 20'4")

Having two windows allowing in plenty of natural light and feature wall with log burner.

Dining Room 5.43m x 2.52m (17'10" x 8'4")

Open plan space being neutrally decorated and having laminate flooring leading through to the kitchen.

Kitchen 6.04m x 9.39m (19'10" x 30'10")

Large kitchen having wall and base units, space for a range cooker and large American style fridge freezer and benefitting from integrated dishwasher and separate utility area.

Downstairs w.c. 2.05m x 0.77m (6'8" x 2'6")

Conveniently located at the back of the property, having w.c. and vanity basin unit.

Lounge Two 7.19m x 2.54m (23'7" x 8'4")

Having bow window allowing in lots of natural light and spiral staircase leading to the first floor bedroom. Located in the two storey extension forming a secondary dwelling.

Kitchen Two 4.20m x 2.68m (13'10" x 8'10")

Fitted kitchen having matching wall and base units and integrated fridge/freezer, dishwasher and oven, hob and extractor. Located in the two storey extension forming a secondary dwelling.



Master Bedroom 4.32m x 3.54m (14'2" x 11'7")

Double bedroom positioned at the front of the property having spiral staircase leading to the ground floor. Located in the two storey extension forming a secondary dwelling.

Ensuite 2.17m x 2.82m (7'1" x 9'4")

Ensuite bathroom having bath with mains shower over, basin vanity unit and w.c. There is a large cupboard currently housing a washer machine and dryer. Located in the two storey extension forming a secondary dwelling.

Bedroom Two 3.82m x 3.51m (12'6" x 11'6")

Double bedroom at the front of the property.

Bedroom Three 3.35m x 2.55m (11'0" x 8'5")

Double bedroom positioned at the rear of the property offering views of the rear garden.

Bedroom Four 2.71m x 2.40m (8'11" x 7'11")

Single bedroom positioned at the front of the property.

Family Bathroom 1.96m x 2.08m (6'5" x 6'10")

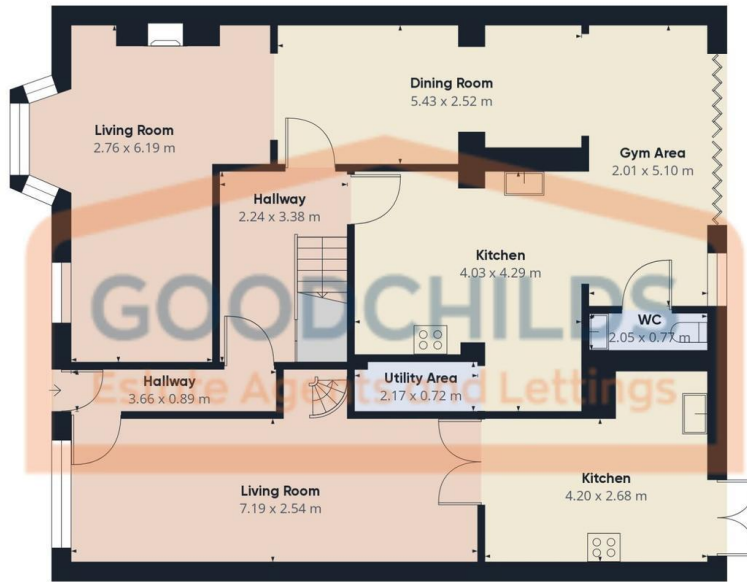
Large family bathroom having corner bath, separate shower cubicle, vanity basin unit and w.c.

Rear Garden 0.00m x 0.00m (0'0" x 0'0")

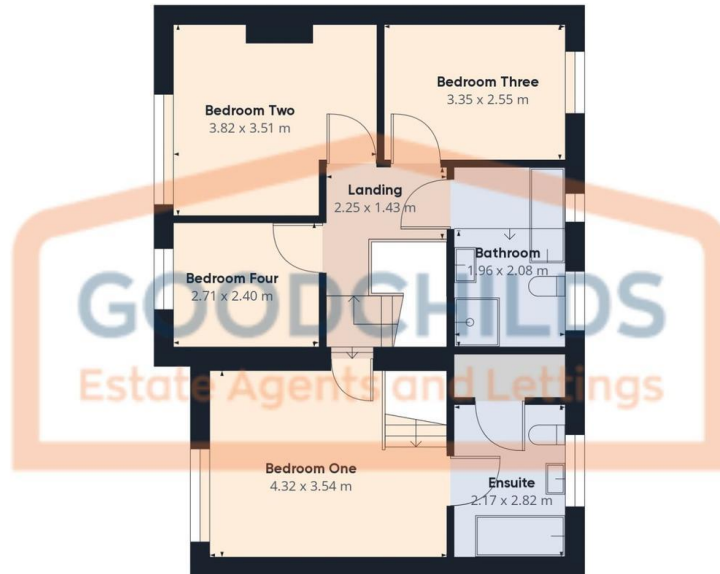
Extensive rear garden having large patio with BBQ area, perfect for entertaining.







Ground floor



Floor 1



Approximate total area⁽¹⁾

170.19 m²

Reduced headroom

0.54 m²

(1) Excluding balconies and terraces

⌋ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

