



Lichfield Road,
Burntwood, WS7 0HQ

Offers in the Region Of £570,000

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6  3  4 

Introducing Lichfield Road, an immaculately presented and meticulously finished SIX bedroom family home bursting with character and situated on the prestigious Lichfield Road in Burntwood.

Being just a short drive from Lichfield City Centre this wonderful home occupies an enviable plot size and offers flexible family living space and has to be viewed to be fully appreciated. An internal inspection reveals an inviting entrance hall, spacious living room, additional sitting room and also a versatile office/snug room. The kitchen has been upgraded but is still in keeping with the property and features integral appliances, dining area and also a useful utility space and guest W/C and completing the ground floor is a conservatory.

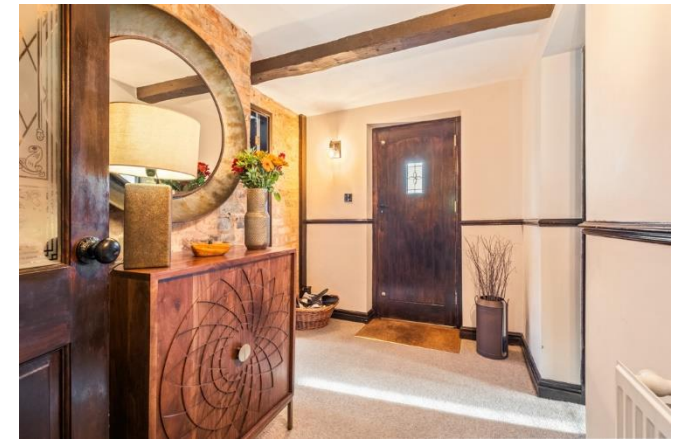
Stairs lead to the first floor where you will find an abundance of space with five double bedrooms and a beautifully finished bathroom with roll top bath and separate shower. The master suite can be found on the second floor and is filled with a wealth of natural light, is large in size and has its own en suite and dressing area.

Outside you have a privately enclosed rear garden which is landscaped, low maintenance and perfect for any growing family. To the side is a multi vehicle driveway with electric gates and access to a useful storage area.

Nearby amenities include easily accessible transport links, highly regarded local schools as well as shops and doctors surgery within walking distance.

DO NOT MISS YOUR CHANCE TO VIEW!!!











Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market:

Property Specification

Living Room 3.94m (12'11") x 3.66m (12')

Kitchen 3.35m (11') x 2.66m (8'9")

Dining Room 3.62m (11'11") x 3.38m (11'1")

Sitting Room 3.43m (11'3") x 2.67m (8'9")

Study 3.54m (11'7") max x 3.07m (10'1")

Utility 3.84m (12'7") x 1.60m (5'3")

Conservatory 4.20m (13'9") x 3.43m (11'3")

Shower Room 2.27m (7'5") x 1.60m (5'3")

Bedroom 1 5.00m (16'5") x 4.90m (16'1")

**Bedroom 2 3.63m (11'11") x 3.41m (11'2") plus
1.19m (3'11") x 1.19m (3'11")**

Bedroom 3 3.66m (12') x 2.53m (8'4")

**Bedroom 4 3.64m (11'11") x 2.26m (7'5") plus
0.05m (0'2") x 0.05m (0'2")**

Bedroom 5 3.07m (10'1") x 2.44m (8')

Bedroom 6 3.15m (10'4") x 2.13m (7')

Bathroom 4.16m (13'8") max x 2.61m (8'7")

En-suite 3.01m (9'10") x 2.58m (8'6")

Services connected: Gas, Electric, Water, Drainage
 Council tax band: E
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

