



34 Sanders Way, Lichfield, WS14 9AD



Positioned close to the heart of the Cathedral City of Lichfield is this attractive townhouse, benefitting from modern and well presented interiors, three bedrooms and outside space including parking, a single garage and a private courtyard garden. Enjoying a secluded position on a private development off Shortbutts Lane, this terraced home offers ideal access into the city centre alongside accommodation to suit downsizers, first time buyers, a young family or investors looking to buy in this desirable location. The interiors comprise briefly entrance hall, spacious lounge, dining kitchen with integral appliances and cloakroom to the ground floor, with three bedrooms (two doubles), a master en suite and family bathroom to the first floor. Outside, there is parking for two vehicles as well as a single garage, and a secluded courtyard garden is set to the rear. The property is serviced by mains gas central heating and double glazed windows.

Ideally situated for access to local amenities,

schools, commuter roads and rail stations, this modern townhouse lies on a peaceful cul de sac set conveniently within walking distance of the centre of Lichfield. The handsome city centre offers a range of pubs, cafes, restaurants, a shopping centre, supermarkets and the historic medieval Cathedral, being one of only three cathedrals in England featuring three spires. Local leisure pursuits include Beacon Park and Lichfield Golf & Country Club, and surrounding countryside including Cannock Chase can be reached easily. The location offers ideal access to the A515, A38 and M6 Toll, there are rail stations in Lichfield providing direct links to Crewe, Birmingham and London and the International airports of Birmingham and East Midlands are both within driving distance. The property lies within a superb school catchment area including Chadsmead and Christchurch Primary, which feed into The Friary and King Edward VI. Lichfield Cathedral independent school is also within walking distance.

- Modern Townhouse in Desirable Location
- Ideal Downsize/First Time Buy/ Investment
- Lounge & Modern Dining Kitchen
- Entrance Hall & Cloakroom
- Three Bedrooms (Two Doubles)
- En Suite & Bathroom
- Rear Courtyard Garden
- Single Garage & Parking for Two
- Mains Gas Central Heating
- Double Glazed Windows
- Walking Distance to City Centre Amenities & Rail Station
- Well Placed for Commuter Routes & Birmingham Airport

Entrance Hall 4.18 x 2.05m (approx. 13'8 x 6'8)

A paved pathway leads to the entrance hall, having stairs rising to the first floor accommodation and doors leading off into:

Lounge 5.25 x 3.27m (approx. 17'2 x 2'05)

A spacious reception room having window to the front

Dining Kitchen 5.45 x 3.97, 2.9m (approx. 17'10 x 13'0, 9'6)

The modern **Kitchen** is fitted with a range of gloss wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and a range of integrated appliances including dishwasher, fridge freezer, oven, gas hob and washing machine. there is a window to the rear aspect and the kitchen has tiled flooring. An opening leads into the **Dining Room**, where double doors open out into the rear courtyard garden

Cloakroom

Fitted with pedestal wash basin and WC, with an obscured window to the front





Stairs rise to the first floor **Landing** where there is access to the loft (which is boarded and has a ladder), and doors open into a useful **Laundry Cupboard** and into:

Master Bedroom 3.82 x 3.5m (approx. 12'6 x 11'5)
A good sized principal bedroom having a window to the rear and a range of mirror fronted fitted wardrobes. With private use of:

En Suite 2.27 x 1.5m (approx. 7'5 x 4'9)
A modern suite comprises pedestal wash basin, WC and shower, with tiled flooring and tiled splash backs

Bedroom Two 3.73 x 2.62m (approx. 12'2 x 8'7)
Another double room having window to the front

Bedroom Three 2.4 x 2.23m (approx. 7'10 x 7'3)
A good sized single room having window to the



front and a range of mirror fronted fitted wardrobes

Bathroom 2.3 x 1.77m (approx. 7'6 x 5'9)
Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled walls and an obscured window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Outside

The property lies on a secluded private development leading off Shortbutts Lane. There are two parking spaces to the front aspect and to the fore of the **Single Garage**, and a courtyard to the rear

Courtyard Garden

Set to the rear is a low maintenance block paved terrace having raised borders planted with a variety of flowers and shrubs. There is exterior lighting and water, and a low wall and gate lead to a useful area at the top of the garden providing wheelie bin storage. There is also gated access to the side making this space ideal for bicycle or motorbike parking



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.