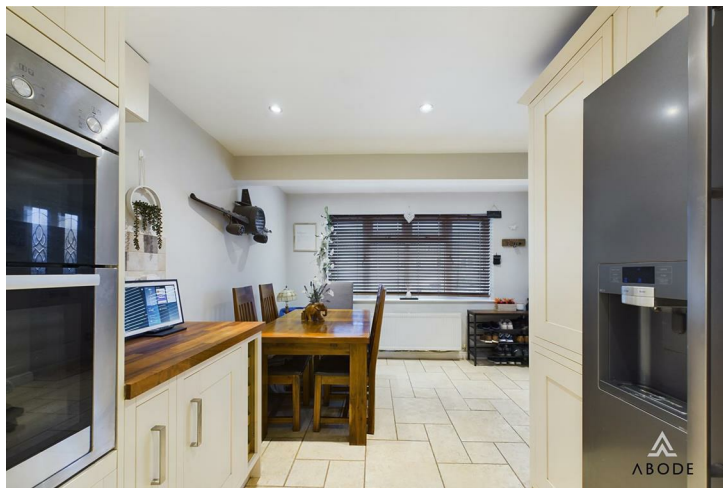






This charming three-bedroom semi-detached home is situated in the highly desirable city of Lichfield. Offering a spacious and modern living environment, the property features an open-plan kitchen-diner with a selection of matching wall and base units, as well as integrated appliances. The generous living room includes a dedicated study area, perfect for home working or additional living space. Three well-proportioned bedrooms provide comfortable accommodation, while the enclosed rear garden offers a private outdoor retreat. With easy access to local amenities and excellent transport links, this property is ideal for families and professionals alike.



## Accommodation

The property is accessed via a composite front entrance door, leading directly into the open-plan kitchen-diner. This bright and welcoming space features double-glazed windows to the front elevation, allowing plenty of natural light to fill the room. The kitchen area is fitted with a selection of matching wall-and-base units, complemented by straight-edge solid-wood worktops. A gas hob, beneath an electric extractor, alongside a double electric oven. There is also space for a fridge-freezer, a built-in washing machine, and a convenient under-stairs storage cupboard. The room benefits from recessed spot lighting, tiled flooring, a central heating radiator, and a double-glazed door providing direct access to the enclosed rear garden.

Stairs rise from the kitchen-diner to the first floor, while a door leads through to the spacious living room. This inviting reception space features double-glazed French doors opening onto the rear garden, along with additional double-glazed windows to the front elevation, ensuring a bright and airy atmosphere. A striking log-burning stove, set upon a tiled hearth with an exposed brick surround, serves as a stunning focal point. The room is further enhanced by a central heating radiator, offering both style and warmth.

The first floor is accessed via a staircase from the entrance hallway, leading up to a well-proportioned landing. A double-glazed window to the rear elevation allows natural light to brighten the space, while a built-in storage cupboard provides convenient additional storage.

Doors lead off the landing to three well-sized bedrooms and the family bathroom. The master bedroom, situated at the front of the property, features double-glazed windows to the front elevation, a central heating radiator, and a built-in storage cupboard. The second bedroom offers a comfortable living space with a double-glazed window and a central heating radiator. The third bedroom, located at the rear, also benefits from a double-glazed window to the rear elevation and a central heating radiator.

The modern bathroom is fitted with a stylish three-piece shower suite, comprising a built-in shower cubicle with a glass door, a low-level WC, and a wash basin with a mixer tap set within a vanity unit for additional storage. The space is further enhanced by a heated ladder-style towel rail, fully tiled walls, and a double-glazed window with opaque glass for privacy.

## Outside

The outside of the property to the front elevation offers a fore



garden with laid to lawn areas and steps rising to the front entrance door. The rear elevation has been beautifully landscaped, having a patio area ideal for seating and an astro turf lawn.









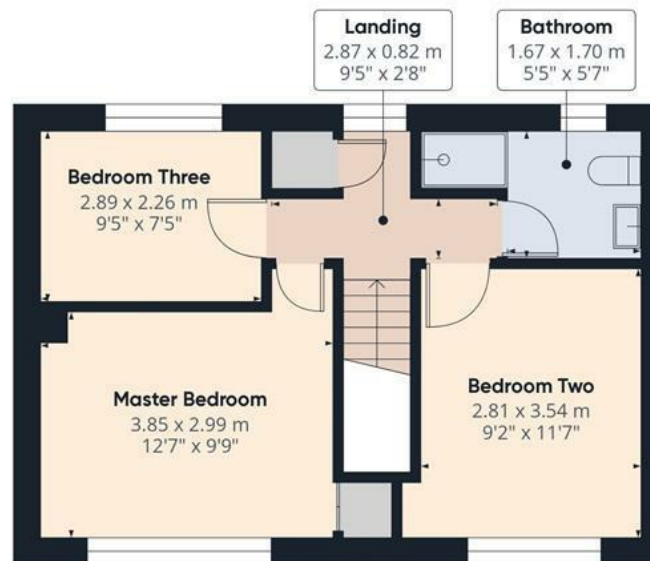








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

82.47 m<sup>2</sup>

887.7 ft<sup>2</sup>

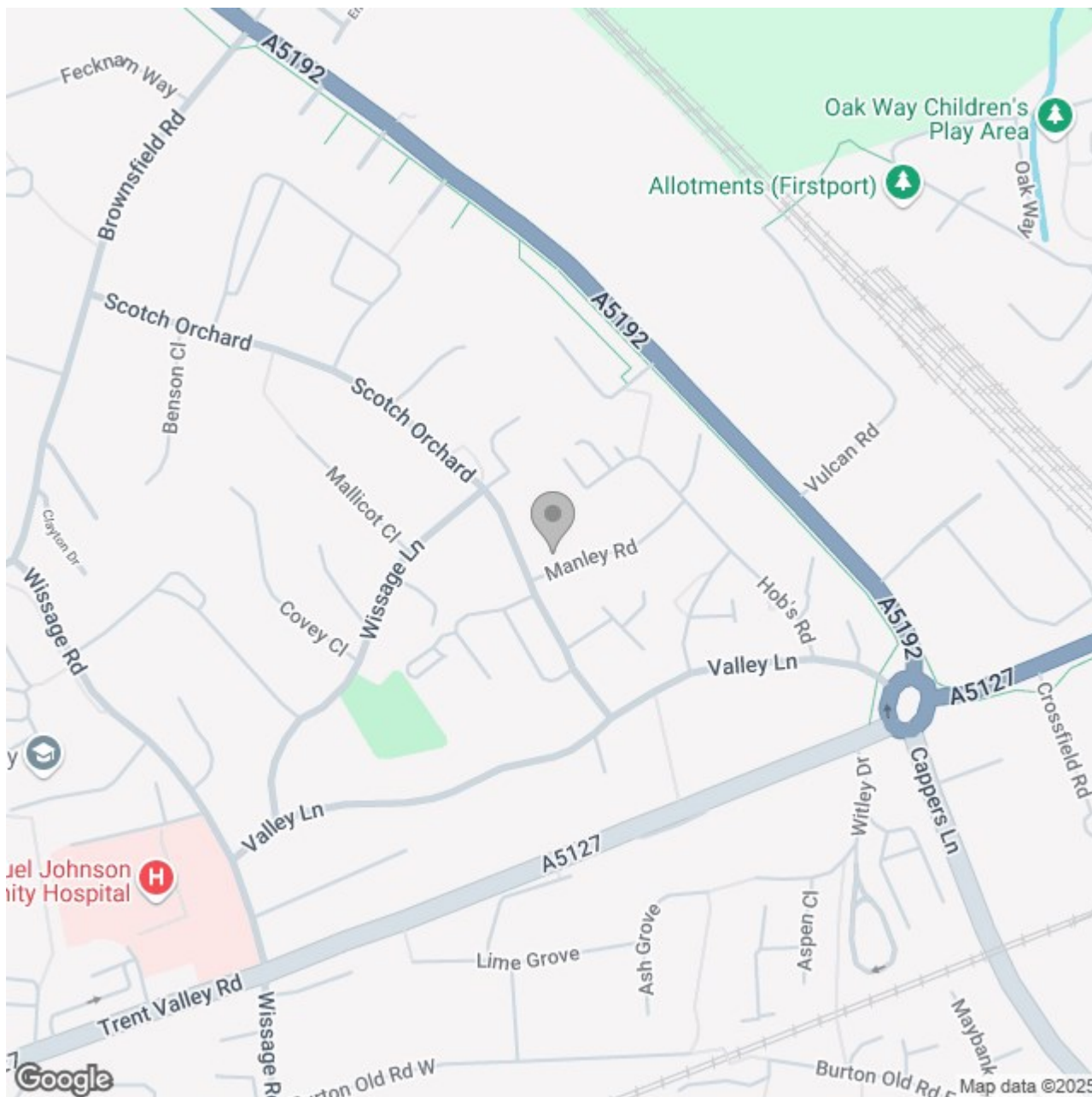
(1) Excluding balconies and terraces.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 