



Alamein Way

SANDFIELDS, LICHFIELD, WS14 0GG

- Three bedroom detached family home
- New carpets and freshly decorated
- Two reception rooms
- Modern kitchen with integrated appliances

£1,495 PCM

EPC Rating **75**





Property Description

Modern three bedroom detached house in the popular residential location of Lichfield. This small city is perfectly situated for commuters, the M6 toll is less than a 5-minute drive and the nearby towns of Cannock, Tamworth and Sutton Coldfield are within 10 miles. Birmingham city centre is approximately 20 miles away. Lichfield City Station is just over a mile from the property and provides transport links to the neighbouring towns and cities, as well as London.

Lichfield has lots of independent shops, great pubs, restaurants and museums. Local to the property itself is a Waitrose supermarket and children's play park.

The property has received a light refurbishment throughout including new carpets and fresh decor.

Internally it comprises an entrance hallway with storage cupboard, downstairs W/C, modern kitchen with integral double oven, gas hob, washing machine, dishwasher, fridge and freezer. Spacious





living room with patio doors on to the rear garden and a separate dining room which would also make an ideal study/office room.

Upstairs there are three bedrooms, two of which are doubles and the third is a good sized single. The master has built in wardrobes and an ensuite shower room. There is also a three-piece family bathroom suite with a shower over the bath and a heated towel rail.

UPVC double glazing and gas central heating (combi boiler).

Outside there is a good sized enclosed rear garden, detached garage and to the front there is a driveway for up to three cars.

Available now and offered on an unfurnished basis.

Council tax band: D (Lichfield District Council)

Initial tenancy term: 12 months

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

