



High Grange, Lichfield

£375,000

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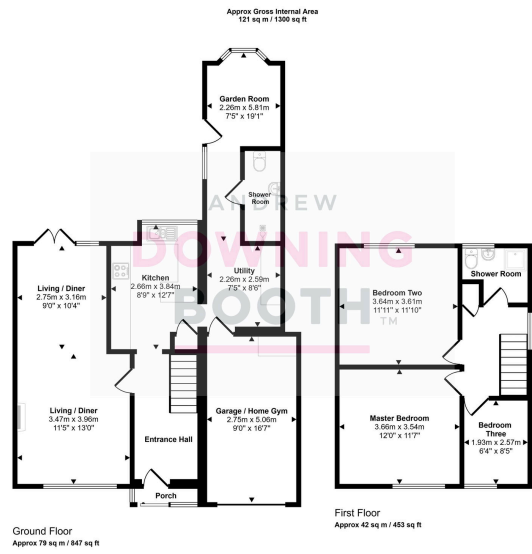
An exquisitely appointed, consistently spacious and desirably located three bedroom family home in Lichfield, less than a mile's walk from the city centre. Whether it be ample living space, a mature and private garden, or a good size driveway with flexible home garage/gym that you're looking for, this impressive semi-detached property in High Grange ticks just about every box and more.

Location-wise, the property is just shy of a mile from the city centre, enjoying access to a wide range of amenities, including major supermarkets, various bars/restaurants and Lichfield City train station that offers a direct commuter route to Birmingham, whilst Morrisons and the exceptionally popular and scenic Beacon Park both sit within walking distance.

The accommodation is light and airy throughout, with a welcoming entrance hall, very large living/diner, stunning contemporary kitchen, utility room, flexible garden room and ground floor shower room (that could be used in conjunction to offer a fabulous ground floor fourth bedroom with dedicated shower room) all to the ground floor, whilst the first floor is home to the three main bedrooms and main shower room.

Properties of such a sublime calibre, presented to this standard, that excel so much in every single department, simply must be viewed in order to be appreciated.





- Three / Four Bedroom Semi-Detached Property
- Contemporary Shower Rooms To Both The Ground Floor & First Floor
- Spacious Driveway, Flexible Garage / Home Gym & Private, Mature Rear Garden
- Stunning Kitchen With Utility Room
- Beautifully Extended To Offer A Flexible Additional Living / Bedroom Space
- Desirable & Practical Location, Walking Distance To Beacon Park
- Immaculately Presented Throughout
- EPC Rating: D, Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	