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ESTATE AGENTS

# Giles Road, Lichfield, WS13 7JU - Spacious Detached Family Home

£290,000

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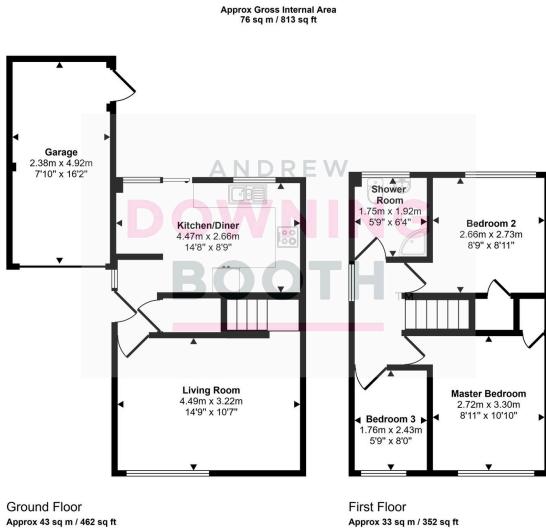
Welcome to Giles Road, a well-presented three-bedroom detached home located in a popular and convenient area of Lichfield, offering spacious accommodation ideal for modern family living.

Located in a popular residential area, this property enjoys a convenient position within easy reach of Lichfield city centre. The property is well placed for local amenities including shops, supermarkets, and cafés, as well as Beacon Park and the historic city's attractions. Families will appreciate the proximity to highly regarded schools such as Scotch Orchard Primary School and The Friary School. Excellent transport links are also nearby, with both Lichfield City and Lichfield Trent Valley stations offering direct routes to Birmingham and London, and quick access to the A38 and M6 Toll for commuters.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a spacious kitchen/diner, and a comfortable living room. To the first floor, there are three generously sized double bedrooms, all served by a contemporary family bathroom.

Whether you're a growing family or simply seeking more space, this impressive home could be the one for you. Arrange your viewing without delay.





- Three Bedroom Detached Home
- Convenient Location Close To Local Shops & Schools
- Stunning Landscaped Garden
- Ample Off-Road Parking & Garage
- Contemporary Family Bathroom
- EPC Rating: C
- Council Tax Band: C
- 360 Tour Available



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC