



Ash Tree Lane, Lichfield, WS13 8NB

£280,000

3 1 1



This charming family home is set in a desirable location on Ash Tree Lane, offering spacious accommodation across two floors.

Situated in the popular Streethay area of Lichfield, Ash Tree Lane is ideally positioned for families and commuters alike. Local schooling is well catered for, with Streethay Primary School close by and Nether Stowe School within easy reach. The property is also conveniently located near local shops, amenities, and recreational facilities, with Lichfield city centre just over a mile away offering a wider selection of retail, dining, and leisure options. Commuters benefit from easy access to Lichfield Trent Valley and Lichfield City railway stations, providing direct services to Birmingham and London. The area is known for its peaceful, family-friendly environment.

The accommodation is arranged over two floors and comprises an entrance porch, a welcoming hallway, kitchen, living room, and guest WC. Stairs rise to the first-floor landing, which provides access to three well-proportioned bedrooms and a contemporary bathroom.

To fully appreciate the accommodation on offer, contact us today to arrange a viewing.

Entrance Porch

A front-facing composite door with an inset glazed panel opens into a welcoming porch, fitted with front and side-facing UPVC double-glazed windows and finished with tiled flooring.

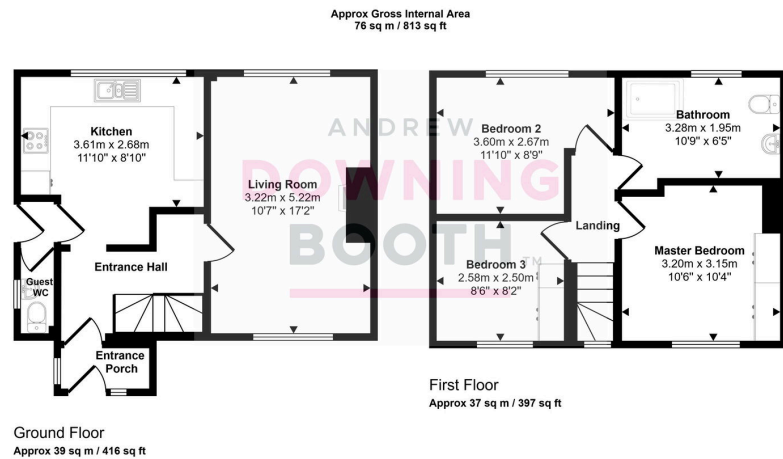
Entrance Hall

The entrance hall is fitted with tiled flooring, a practical under-stairs cupboard, and stairs leading to the first floor.

Kitchen

The kitchen is fitted with a range of matching base and wall units, incorporating a one-bowl stainless steel sink with chrome mixer tap set into the work surface. There are a selection of integrated appliances including an oven and four-ring gas hob with extractor hood, along with a built-in electric fire. The kitchen also features a





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three Bedroom Semi-Detached Home
- Exceptional Private Spacious Rear Garden
- Off-Street Parking With Driveway
- EPC Rating: TBC
- Desirable Location With Easy Access To A38 & Lichfield Trent Valley Station
- Potential To Extend To The Side & The Rear Subject To Planning Permission
- Three Well-Portioned Bedrooms
- Council Tax Band: B

