



Lower Sandford Street, Lichfield

Offers Over £400,000

3 1 1



DESCRIPTION

A spacious, detached property in a stunning central location. This three bedroom home on Lower Sandford Street boasts an impressive range of features, from the naturally bright and generously sized living room, through to the fabulous location and having no upward chain. The property benefits from being walking distance to several of Lichfield's most popular amenities, including the historic Beacon Park, cathedral and both Minster and Stowe Pool. Transport links, supermarkets and the entirety of Lichfield's centre are all nearby, so it's safe to say it's not just a fantastic property on offer, it's an equally impressive location. The accommodation comprises an entrance hall, living room, guest WC and kitchen all to the ground floor whilst to the first floor are the three main bedrooms and bathroom. Storage and off road parking are both catered for too, with a driveway and garage also on offer, whilst lawned gardens sit to both the front and rear. An early viewing is imperative.

Entrance Hall

Guest WC

Living Room - 6.18m x 3.19m (20'3" x 10'5")

Kitchen - 3.58m x 2.98m (11'8" x 9'9")

Landing

Master Bedroom - 4.11m x 2.97m (13'5" x 9'8")

Bedroom Two - 3.24m x 3.07m (10'7" x 10'0")

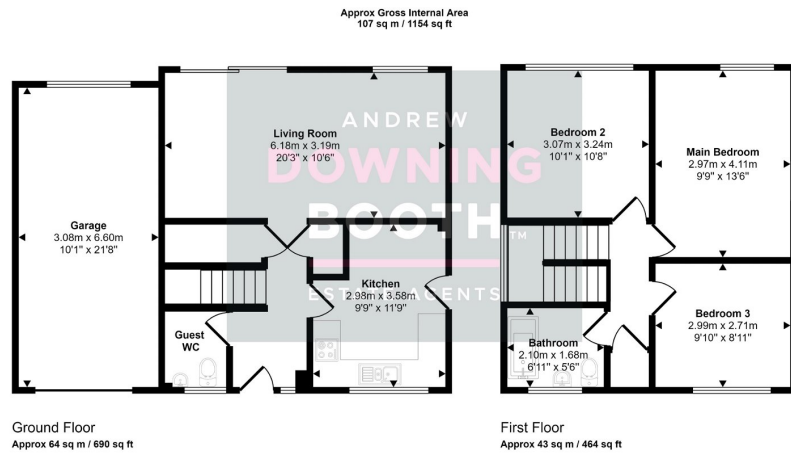
Bedroom Three - 2.99m x 2.71m (9'9" x 8'10")

Bathroom

Garage - 6.6m x 3.08m (21'7" x 10'1")

Exterior





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 Detached Property
- No Upward Chain
- Highly Desirable City Centre Location
- Walking Distance To Beacon Park, Lichfield Cathedral & Lichfield City Railway Station
- Spacious Room Sizes
- Off Road Parking With A Garage
- EPC Rating: TBC
- Council Tax Band: D



03/10/2023, 16:32 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
131 Lines, Sandford Street LICHFIELD WS13 6LY	Energy rating C	Valid until: 19 July 2032 Certificate number: 6390-2980-1130-2422-0803																																
Property type	Detached house																																	
Total floor area	89 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy efficiency .																																		
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
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<https://find-energy-certificates.service.gov.uk/energy-certificates/6390-2980-1130-2422-0803/summary>