



Webbs

Helping people move since 1994

Swinfen Broun Road | Lichfield | WS13 7AP

Offers Over £600,000



Summary

****WOW** **LARGE FOUR BEDROOM DETACHED FAMILY HOME** **NO CHAIN****

Webbs Estate Agents are absolutely thrilled to offer for sale this rare, much larger than average, detached family home located in one of the most popular areas of Lichfield.

Swinfen Broun Road is a hidden gem of a cul de sac located privately just off the Beacon Road and is in very close proximity to the Cathedral, Beacon Park and of course the City Centre itself. This incredibly substantial home boasts a wonderful opportunity for those buyers looking for an executive family home that is absolutely ready to put their own take and twist on. Huge potential for extending for those looking to explore that kind of option.

Internally we can offer; porch, hallway, lounge, dining room, kitchen, family room, ground floor wc, four double bedrooms and a family bathroom. Outside we have the most wonderfully private rear garden, landscaped garden to fore, integral double garage and a plentiful driveway.

Key Features

- NO CHAIN
- FOUR BEDROOMS
- DOUBLE GARAGE AND DRIVEWAY
- ABSOLUTE HIDDEN GEM OF A CUL DE SAC
- SCHOOLS AND SUPERMARKETS NEARBY
- GENUINELY LOVELY HOME, VERY SUBSTANTIAL
- THREE RECEPTION ROOMS
- PRIVATE AND GREEN REAR GARDEN
- SHORT STROLL TO LICHFIELD CITY CENTRE
- GREAT ASPECT, LOVELY VIEWS TO FORE

Rooms and Dimensions

PORCHWAY

GRAND HALLWAY

GUEST WC

LOUNGE

20'7" x 11'10" (6.280 x 3.630)

DINING ROOM

12'9" x 9'4" (3.897 x 2.849)

KITCHEN

12'8" x 8'11" (3.864 x 2.724)

INNER LOBBY

FAMILY ROOM

13'10" x 15'1" (4.239 x 4.611)

FIRST FLOOR LANDING

BEDROOM ONE

12'11" x 12'0" (3.938 x 3.665)

BEDROOM TWO

12'11" x 9'6" (3.944 x 2.921)

BEDROOM THREE

12'11" x 9'0" (3.949 x 2.768)

BEDROOM FOUR

8'11" x 7'7" (2.740 x 2.323)

FAMILY BATHROOM

INTEGRAL DOUBLE GARAGE

18'11" max x 15'8" max (5.767 max x 4.793 max)

WONDERFUL REAR GARDEN *A MUST SEE*

BEAUTIFUL LAWNED FRONTAGE

PLENTY OF DRIVEWAY

INCREDIBLY PLEASANT CUL DE SAC

VIEWING HIGHLY RECOMMENDED

NO ONWARD CHAIN

CALL WEBBS ESTATE AGENTS LICHFIELD TO REGISTER INT

Material Information - WL

COAL MINING

CONNECTIVITY:

PARKING

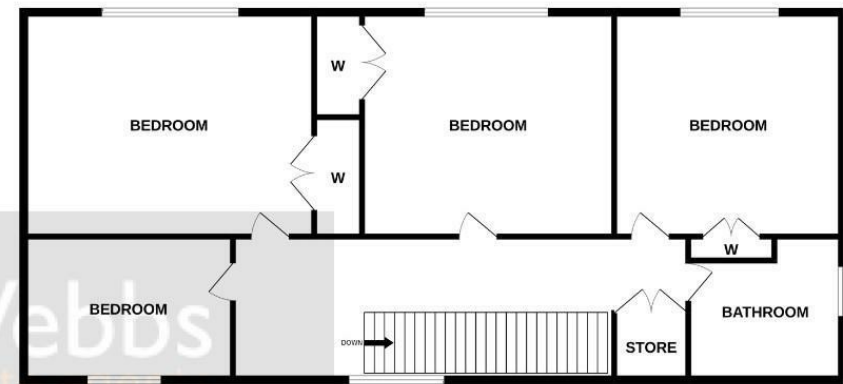
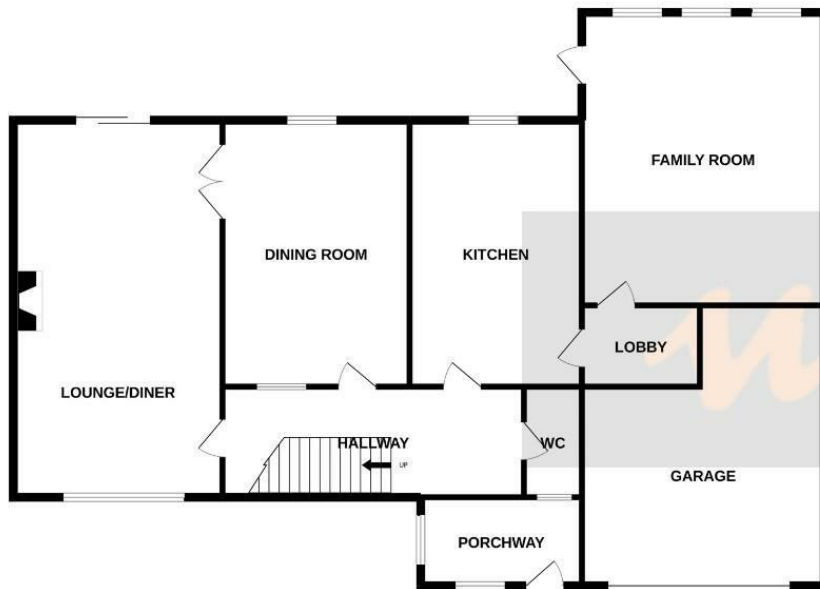
PROPERTY TYPE & CONSTRUCTION





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	81	G	G
Energy Efficiency Rating: 82 (Current), 81 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: G (Current), G (Potential) Environmental Impact (CO ₂) Rating Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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