



Webbs

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Partridge Croft | Lichfield | WS13 6SD

Offers Over £210,000

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## Summary

**\*\* WELL PRESENTED TERRACED FAMILY HOME \*\* THREE BEDROOMS \*\* RE-FITTED DINING KITCHEN \*\* GUEST W.C \*\* PLAYROOM/OFFICE \*\* SPACIOUS LOUNGE \*\* RE-FITTED FAMILY BATHROOM \*\* LOW MAINTENANCE REAR GARDEN \*\* PARKING TO REAR \*\* NO UPWARD CHAIN \*\* CLOSE TO LICHFIELD TOWN CENTRE \*\***

Webbs estate agents are delighted to offer for sale a well presented mid terraced property. Offered for sale with no upward chain and situated close to Lichfield city centre. The accommodation briefly comprises of an entrance hallway, lounge, re-fitted dining kitchen, an inner hallway with a guest w.c and a playroom/office. To the first floor are three bedrooms and a re-fitted family bathroom. Externally there is a low maintenance courtyard garden area with parking to the rear.  
INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE OVERALL SIZE AND STANDARD OF THE ACCOMODATION ON OFFER.

**\*\* PLEASE NOTE THIS PROPERTY IS PART TIMBER FRAMED SO CHECK WITH YOUR MORTGAGE LENDER \*\*MORTGAGE LENDERS AVAILABLE \*\* FREE MORTGAGE ADVICE AVAILABLE \*\***

## Key Features

- MID TERRACED FAMILY HOME
- THREE BEDROOMS
- GUEST W.C
- SPACIOUS LOUNGE
- OFF ROAD PARKING TO THE REAR
- WELL PRESENTED
- RE-FITTED DINING KITCHEN
- DOWNSTAIRS PLAYROOM/OFFICE
- RE-FITTED UPSTAIRS FAMILY BATHROOM
- NO UPWARD CHAIN

## Rooms and Dimensions

### Entrance Hallway

### Lounge

18'0" x 10'10" (5.503 x 3.314 )

### Re-Fitted Dining Kitchen

17'11" x 9'11" (5.464 x 3.028 )

### Guest W.C

### Playroom/Office

15'2" x 7'6" (4.628 x 2.299)

### First Floor Landing

### Bedroom One

11'8" x 10'1" (3.576 x 3.091)

### Bedroom Two

11'1" x 10'1" (3.381 x 3.075)

### Bedroom Three

8'0" x 7'8" (2.447 x 2.347 )

### Re-Fitted Bathroom

6'10" x 5'5" (2.098 x 1.667 )

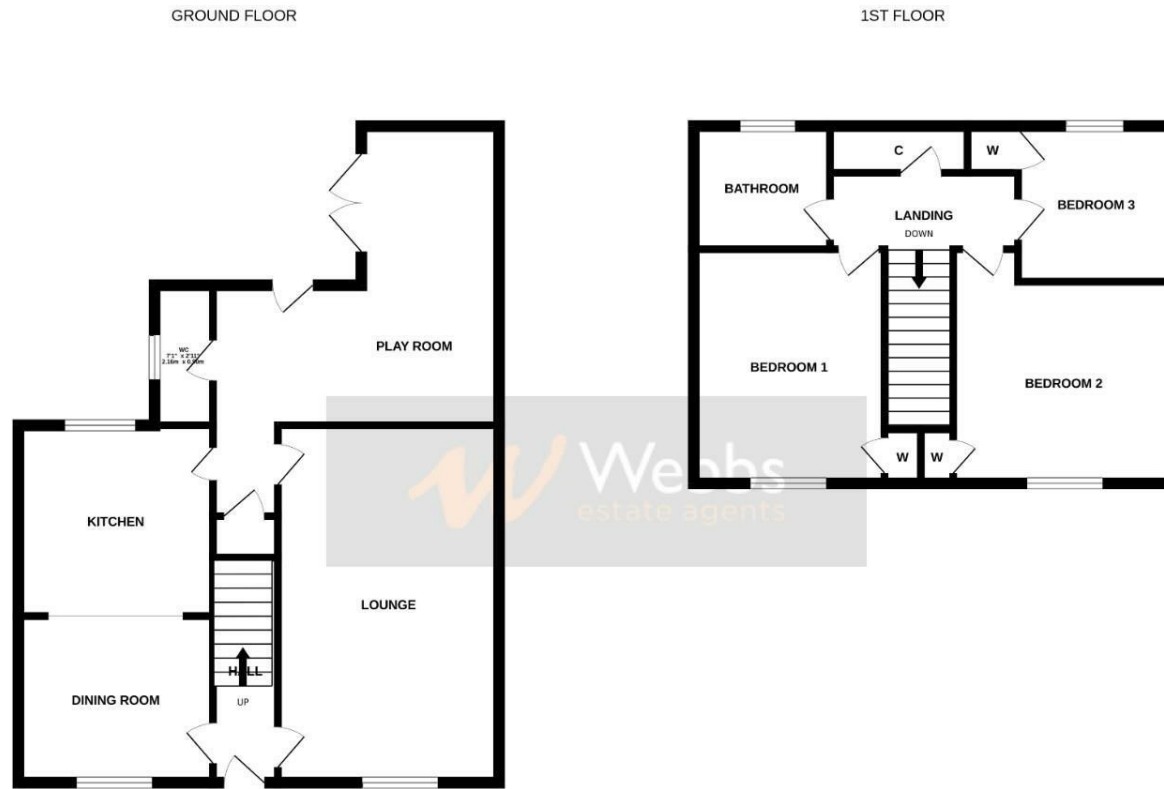
### Enclosed courtyard garden

### Parking to the rear

### Front Gravel garden Area







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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-125 £/m²/yr <b>A</b></p> <p>125-150 £/m²/yr <b>B</b></p> <p>150-175 £/m²/yr <b>C</b></p> <p>175-200 £/m²/yr <b>D</b></p> <p>200-225 £/m²/yr <b>E</b></p> <p>225-250 £/m²/yr <b>F</b></p> <p>250-300 £/m²/yr <b>G</b></p>	<p>88</p>	<p>Key Annual CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>10-20 tCO<sub>2</sub>/yr <b>A</b></p> <p>20-30 tCO<sub>2</sub>/yr <b>B</b></p> <p>30-40 tCO<sub>2</sub>/yr <b>C</b></p> <p>40-50 tCO<sub>2</sub>/yr <b>D</b></p> <p>50-60 tCO<sub>2</sub>/yr <b>E</b></p> <p>60-70 tCO<sub>2</sub>/yr <b>F</b></p> <p>70-80 tCO<sub>2</sub>/yr <b>G</b></p>	<p>75</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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