



Netherstowe Lane | Lichfield | WS13 6AY

£300,000

 **Webbs**  
estate agents



## Summary

**\*\* NO ONWARD CHAIN \*\* DETACHED FAMILY HOME \*\* GARAGE AT REAR WITH ELECTRIC POINTS \*\*SUPERB PROJECT \*\* OUTSKIRTS OF LICHFIELD \*\* REQUIRING MODERNISATION & BOILER \*\* THREE BEDROOMS \*\* DRIVEWAY PARKING TO FRONT \*\* UPVC DG \*\* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY \*\* LOUNGE / DINER \*\* REQUIRES KITCHEN \*\* REAR LEAN TO \*\* FAMILY BATHROOM \*\* EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT \*\***

Webbs Estate Agents have pleasure in offering for sale this detached family home located close to Lichfield, amenities, schools and commuter links. The property does require modernisation/upgrade and briefly comprising: porch, living room / dining room, requires a kitchen and CH boiler. To the first floor, the landing leads to three bedrooms, and a family bathroom. Externally there is driveway parking, garage with electric points to the rear and a rear garden. EARLY VIEWING IS ADVISED!

## Key Features

- REQUIRING UPGRADE / MODERNISATION
- NO ONWARD CHAIN
- 3 BEDROOMS
- KITCHEN REQUIRING FITTING
- PARKING & GARAGE
- SOUGHT AFTER AREA
- DETACHED HOME - IDEAL PROJECT
- OPEN PLAN LOUNGE / DINER
- FAMILY BATHROOM
- EARLY VIEWING HIGHLY ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING ROOM

12'10" x 10'9" (3.93 x 3.30)

### DINING AREA

9'1" x 11'2" (2.79 x 3.41)

### CONSERVATORY / LEAN TO

### KITCHEN (NOT PRESENT)

10'7" x 8'3" (3.23 x 2.52)

### FIRST FLOOR LANDING

### BEDROOM ONE

13'3" x 10'2" (4.06 x 3.12)

### BEDROOM TWO

10'9" x 10'2" (3.28 x 3.12)

### BEDROOM THREE

9'10" x 6'7" (3.02 x 2.02)

### FAMILY BATHROOM

8'2" x 7'2" (2.51 x 2.2)

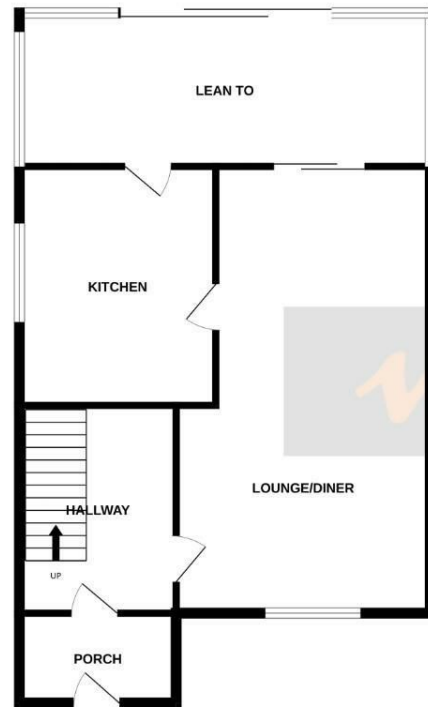
### Identification Checks







GROUND FLOOR

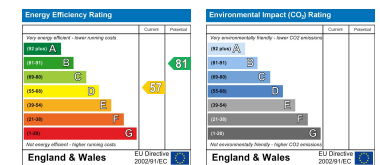


1ST FLOOR



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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