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## Summary

**\*\* EXTENDED AND IMPROVED THREE/ FOUR BEDROOM SEMI DETACHED HOME \*\* STUNNING THROUGHOUT \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\* REFITTED KITCHEN \*\* GUEST WC \*\* UTILITY ROOM \*\* DOWNSTAIRS BEDROOM/ EXTRA RECEPTION ROOM \*\* FAMILY BATHROOM \*\* AMPLE DRIVEWAY PARKING \*\* LOW MAINTENANCE REAR GARDEN \*\* EARLY VIEWING ESSENTIAL \*\***

This extended and improved three-bedroom semi detached home on Lichfield Road, close to schools and amenities it offers spacious and versatile living, making it an ideal choice for modern family living. With a generous driveway to the front and a low maintenance garden to the rear.

The ground floor begins with an entrance hall leading to two well-proportioned reception rooms with a conservatory off to the rear. The refitted kitchen is both stylish and functional, complemented by a separate utility room and guest WC. Additionally, a downstairs bedroom offers versatility, perfect for guests, a home office, or additional living space. On the first floor, there are three bedrooms and a family bathroom. To the rear there is an enclosed low maintenance garden with Astro turf lawn.

This home offers a flexible layout for spacious family living. Early viewing is highly recommended to fully appreciate all it has to offer!

## Key Features

- EXTENDED SEMI DETACHED
- 2 RECEPTION ROOM
- REFITTED KITCHEN
- GUEST WC
- ENCLOSED REAR GARDEN
- 3/4 BEDROOMS
- CONSERVATORY
- UTILITY
- FAMILY BATHROOM
- AMPLE DRIVEWAY PARKING

## Rooms and Dimensions

### ENTRANCE HALL

### DINING ROOM

11'11" x 11'2" (3.64 x 3.42)

### EXTENDED LIVING ROOM

20'9" x 10'11" (6.35 x 3.33)

### CONSERVATORY

13'3" x 9'4" (4.04 x 2.85)

### BREAKFAST KITCHEN

15'4" x 10'8" (4.69 x 3.26)

### BEDROOM FOUR

12'2" x 8'10" (3.71 x 2.70)

### FIRST FLOOR LANDING

### BEDROOM ONE

8'7" x 11'5" (2.63 x 3.48)

### BEDROOM TWO

10'11" x 11'9" (3.35 x 3.59)

### BEDROOM THREE

6'11" x 7'5" (2.13 x 2.27)

### FAMILY BATHROOM

5'6" x 5'8" (1.68 x 1.74)

### OUTSIDE

### Identification Checks









Approximate total area<sup>(1)</sup>  
1176.07 ft<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

