



Poolfield Road,
Lichfield, WS13 8EB

Offers in the Region Of £569,960

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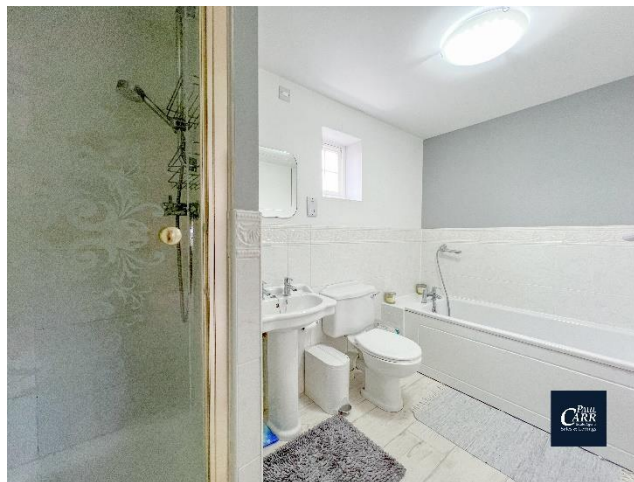


This highly impressive detached family home is situated on Poolfield Road off Walsall Road in Lichfield, within close distance of highly rated local schooling, desirable amenities, and transport links. Boasting a variety of attractive features ideal for a growing family, you will not want to miss out on this fantastic opportunity.

Approached via attractive curb appeal with a gated front garden area, the internal accommodation briefly comprises of a large welcoming hallway with guest W.C, leading into two separate reception rooms, providing a cosy living room and private study/snug room. There is a stunning open plan kitchen/diner/living area to the rear, a wonderful private social space with fantastic room for entertainment, with French doors out to the garden and a separate utility room.

Upstairs off the deceptively spacious landing are three great size bedrooms, all with fitted wardrobes, including a large master bedroom with a private en-suite shower room, and a main family bathroom. To the second floor is a further spacious landing, with two double bedrooms, again with fitted wardrobes and a Jack & Jill en-suite shower room.

Outside to the rear is a cosy private garden with attractive decking areas and patio, leading down to an external double garage with parking to the rear.





Property Specification

SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME
 HIGHLY SOUGHT AFTER LOCATION IN CENTRAL LICHFIELD
 STUNNING OPEN PLAN KITCHEN/DINER/LIVING SPACE
 TWO RECEPTION ROOMS
 LARGE FAMILY SIZE BEDROOMS

Hallway

Lounge 13' 6" x 11' 0" (4.11m x 3.35m)

Study/Snug 11' 4" x 8' 11" (3.46m x 2.73m)

Open Plan Kitchen/Diner/Living Space 25' 9" x 16' 8" (7.86m
 max x 5.08m max)

Utility 8' 5" x 5' 8" (2.57m x 1.72m)

Double Garage 17' 0" x 16' 7" (5.18m x 5.05m)

Bedroom One 20' 4" x 10' 11" (6.19m max x 3.34m)

En-suite 6' 8" x 3' 7" (2.04m x 1.09m)

Bedroom Four 10' 1" x 9' 0" (3.08m x 2.74m)

Bedroom Five 9' 0" x 7' 11" (2.74m x 2.42m)

Bathroom 10' 7" x 5' 11" (3.22m x 1.81m)

Bedroom Two 16' 10" x 11' 0" (5.12m x 3.36m)

Bedroom Three 16' 10" x 9' 1" (5.12m x 2.76m)

Jack & Jill En-suite 10' 6" x 5' 6" (3.20m x 1.68m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 22nd February 2024

Viewer's Note:

Services connected: gas, electric, water and drainage
 Council tax band: F
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

