



The Leasowe,  
Lichfield, WS13 7HA

PAUL  
CARR  
£500,000

# Lichfield

£500,000



Welcome to the Leasowe, a wonderful quiet location within easy reach of local schooling, transport links, and popular amenities that Lichfield has to offer. This fantastic opportunity has come to market with the benefit of no upward chain and boasts a variety of impressive features with brilliant potential. Approached via a paved driveway with ample parking space and a neatly maintained front lawn, the internal accommodation will impress.

Through a bright entrance porch and open hallway, this property greets you with a wonderful feel, flowing into a cosy dining room with sliding doors opening out to a wonderful spacious lounge overlooking the stunning rear garden. The kitchen provides a breakfast bar space with ample storage room, and leads into a covered side passage area with a separate utility room and ground floor guest W.C. This property also benefits from a large integral garage located off the main hallway.

Upstairs off the spacious landing are four/five great size family bedrooms, and a main family bathroom with separate bath and shower.

The master bedroom benefits from fitted wardrobes and stunning rear views, as well as a private en-suite shower room. Bedroom three also benefits from fitted storage, and the fifth bedroom can easily be used as a handy study/office space.

Outside is truly breathtaking- A wonderfully kept rear garden with ample social patio areas, an immaculately maintained lawn, and private fenced enclosure surrounding, providing ample space for family entertainment, and potential to extend into (STPP).





## Property Specification

SPACIOUS DETACHED FAMILY HOME  
 WONDERFUL QUIET LOCATION IN LICHFIELD  
 IMPRESSIVE LARGE PLOT  
 FANTASTIC OPPORTUNITY TO EXTEND (STPP)  
 CLOSE TO LOCAL SCHOOLING, TRANSPORT LINKS &  
 AMENITIES

Entrance Porch 5' 4" x 4' 11" (1.62m x 1.50m)

Hallway 13' 4" x 10' 0" (4.07m x 3.04m max)

Dining Room 11' 3" x 10' 0" (3.42m x 3.04m)

Lounge 20' 10" x 15' 0" (6.34m x 4.56m max, 3.22 min)

Kitchen 11' 3" x 10' 7" (3.44m x 3.23m)

Utility 14' 10" x 7' 3" (4.52m max, 2.69 min x 2.20m)

Downstairs W.C. 5' 8" x 3' 1" (1.73m x 0.93m)

Integral Garage 16' 6" x 8' 0" (5.02m x 2.45m)

Bedroom One 15' 0" x 10' 4" (4.57m x 3.15m)

En-Suite 8' 5" x 7' 2" (2.56m x 2.18m)

Bedroom Two 11' 4" x 10' 8" (3.45m x 3.24m)

Bedroom Three 11' 1" x 7' 4" (3.38m x 2.24m)

Bedroom Four 10' 8" x 9' 11" (3.24m x 3.02m)

Bedroom Five/Study 7' 5" x 7' 1" (2.25m x 2.17m)

Bathroom 8' 0" x 7' 11" (2.44m x 2.41m)

### Agent's Note:

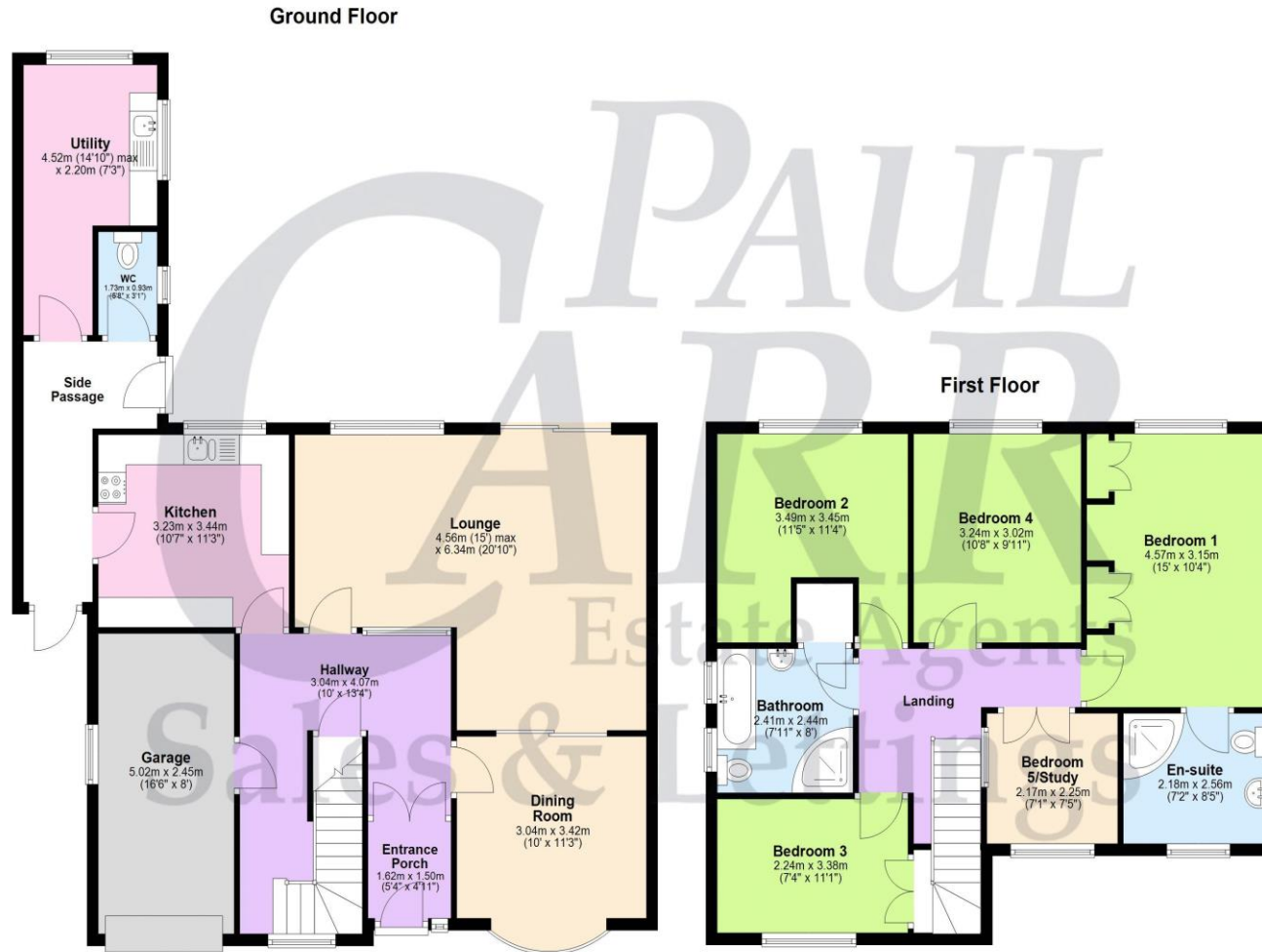
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 Came on the market:

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
 Council tax band: F  
 Tenure: Freehold  
 Loft insulated and boarded

# 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

