



Seckham Road,  
Lichfield, WS13 7AN

Offers in the Region Of £625,000



# Lichfield

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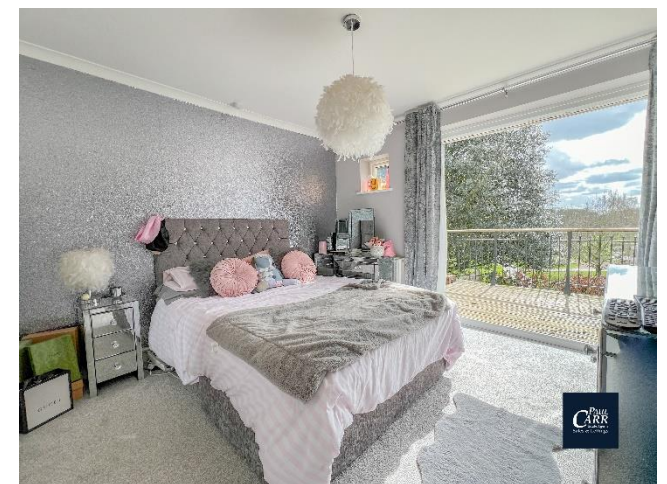


This fantastically positioned four-bedroom detached family home is situated on Seckham Road in Lichfield, just off Beacon Street within close distance of Lichfield City Centre. Not only does this properties location have huge benefits, but the accommodation has been extended to create room to grow for any families searching in the area

Approached via a paved driveway with attractive curb appeal, the internal accommodation briefly comprises of a deceptively spacious entrance hallway with guest W.C and fitted storage, leading into a huge living/dining room to the rear. This provides fantastic space for family entertainment and features French doors out to the garden as well as a separate conservatory. There is a wonderful modern fitted kitchen/diner to the fore, with a separate utility room and integral access to a large garage.

Upstairs off the landing are four brilliant size bedrooms. The master is an impressive size, with a private en-suite shower room, and bedroom two features French doors out to a large balcony overlooking stunning views out to Beacon Park. Bedrooms two, three, and four all benefit from fitted wardrobes, and there is a charming family bathroom with separate bath and shower.

Outside is a wonderful social garden, low maintenance throughout, with a large social patio area and artificial lawn, with a private outlook.







## Property Specification

EXTENDED FOUR BEDROOM DETACHED FAMILY HOME  
 STUNNING PRIVATE VIEWS TO THE REAR OF BEACON PARK  
 SPACIOUS LOUNGE/DINING ROOM  
 BRIGHT CONSERVATORY  
 MODERN FITTED KITCHEN/DINER

Hallway 18' 4" x 5' 9" (5.60m x 1.74m)

Lounge/Dining Room 24' 2" x 19' 11" (7.37m x 6.07m)

Conservatory 12' 8" x 10' 1" (3.86m x 3.08m)

Kitchen/Diner 16' 9" x 13' 8" (5.10m x 4.17m)

Utility 10' 0" x 7' 3" (3.06m x 2.21m)

Integral Garage 19' 3" x 8' 2" (5.87m x 2.50m)

Downstairs W.C. 5' 11" x 3' 2" (1.80m x 0.97m)

Bedroom One 17' 3" x 11' 2" (5.25m x 3.41m)

En-Suite 7' 7" x 6' 0" (2.30m x 1.84m)

Bedroom Two 10' 7" x 10' 5" (3.23m x 3.18m)

Bedroom Three 11' 3" x 10' 6" (3.42m x 3.19m)

Bedroom Four 13' 0" x 7' 2" (3.95m x 2.18m)

Bathroom 8' 2" x 5' 10" (2.49m x 1.78m)

### 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:

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
 Council tax band: E  
 Tenure: Freehold.  
 Loft insulated & half boarded down middle

# 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

