



Francis Road,  
Lichfield, WS13 7JX

**£350,000**



# Lichfield

£350,000

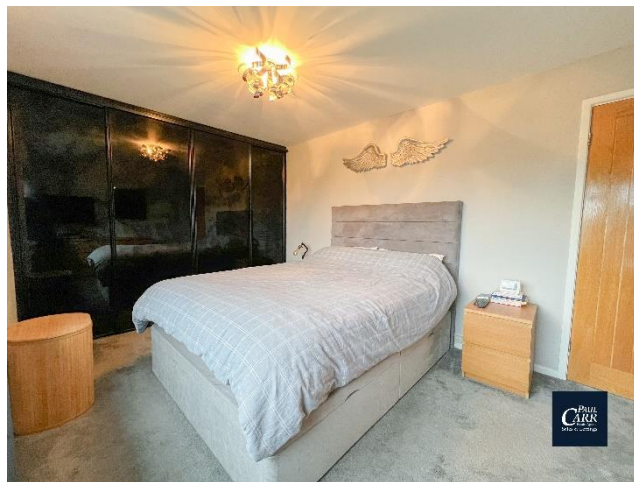


This wonderfully positioned modern three-bedroom family home is situated on Francis Road in Lichfield, within close distance of popular amenities, transport links, and local schooling. Boasting a variety of impressive features throughout, this property will benefit any families searching in the area.

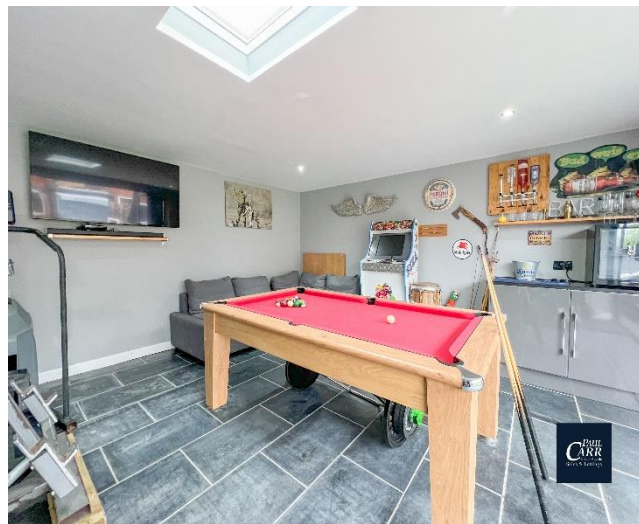
Approached via an attractive driveway with single garage, the internal accommodation briefly comprises of a welcoming entrance hall with store cupboard, leading into a modern fitted kitchen/diner with ample storage and central island, providing a wonderful social space overlooking the garden. There is a separate spacious lounge providing a fantastic space for a growing family.

Upstairs off the landing are three great size bedrooms, the master with fitted wardrobes and private rear views, and a tastefully updated main family bathroom.

Outside is a spectacular social garden space, with patio and artificial lawn, private fenced and brick wall enclosure, private outlook, and a large external summerhouse with sky light window and full power, providing versatile usage for a gym/bar/study/studio and more.







## Property Specification

THREE BEDROOM FAMILY HOME  
 IMPRESSIVE EXTERNAL SUMMERHOUSE IN GARDEN  
 WONDERFUL PRIVATE VIEWS  
 MODERN FITTED KITCHEN/DINER  
 SPACIOUS LOUNGE

Hall 6' 8" x 3' 3" (2.03m x 1.00m)

Lounge 15' 6" x 13' 9" (4.73m x 4.19m)

Kitchen/Diner 15' 6" x 10' 5" (4.72m x 3.18m)

Bedroom One 15' 6" x 9' 2" (4.72m x 2.80m)

Bedroom Two 11' 1" x 8' 0" (3.38m max x 2.45m)

Bedroom Three 11' 0" x 7' 4" (3.35m x 2.23m)

Bathroom 6' 9" x 5' 4" (2.06m x 1.62m)

Garage

Summerhouse 17' 11" x 14' 10" (5.45m x 4.51m)

### Agent's Note:

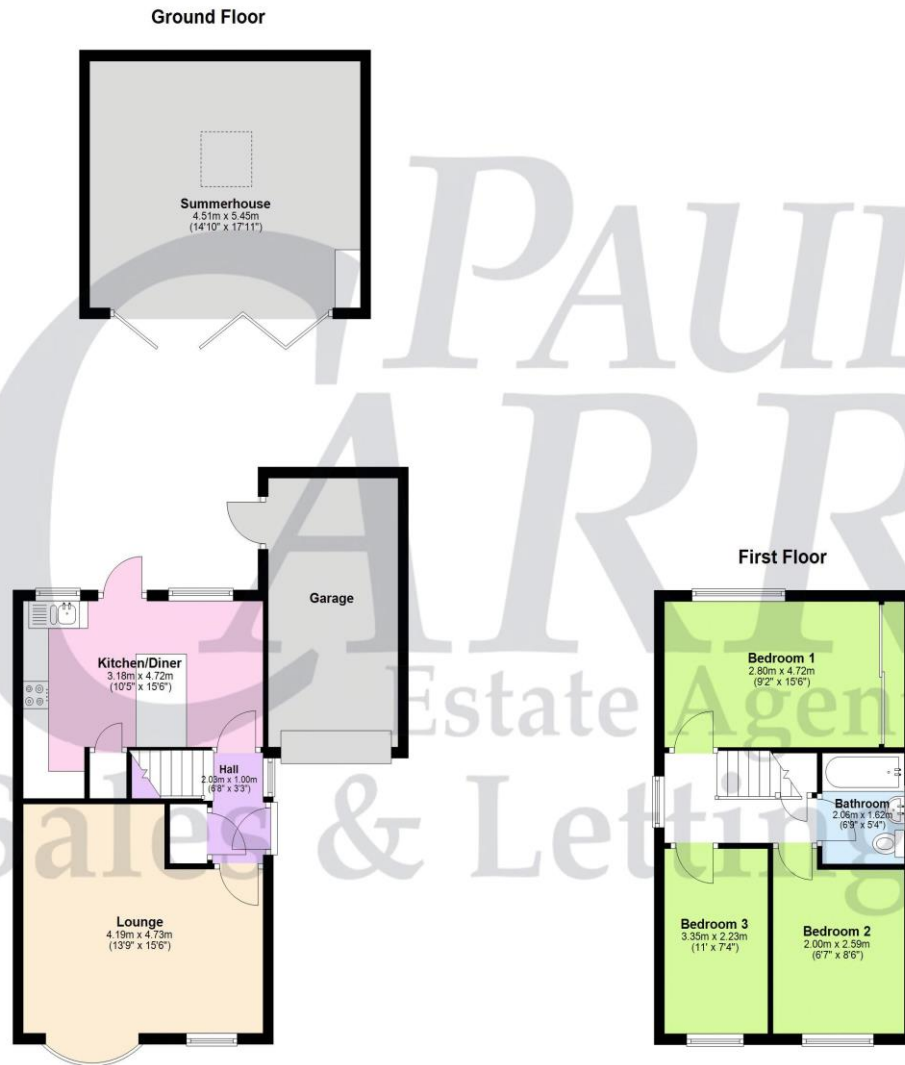
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10th April 2024

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

