



Burton Old Road West,
Lichfield, WS13 6EW

Offers in the Region Of £475,000

Lichfield

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Welcome to Burton Old Road West, a highly desirable road near central Lichfield, within convenient distance of popular local amenities, schooling, and sought after transport links including Lichfield Trent Valley train station with connections to London. Boasting a variety of impressive features and potential throughout, you will not want to miss out on this fantastic unique opportunity. Approached via a large, paved driveway with a beautiful front garden providing ample parking space and privacy, the internal accommodation briefly comprises of an entrance porch and large hallway, leading into a spacious lounge/diner with sliding doors into a separate conservatory.

This living space provides ample entertainment room for a family, and features a separate utility located off the conservatory, with integral access to the large garage. There is a kitchen/breakfast room to the rear of the property, overlooking the garden with a door to access, and three brilliant size bedrooms with a main family bathroom plus separate guest W.C and storage. The master bedroom benefits from an extended dressing area, overlooking the private garden, and an en-suite shower room. Surrounding this wonderful bungalow is a deceptively spacious plot, with an attractive front and rear garden, providing ample potential and space for a family.





Property Specification

THREE BEDROOM DETACHED BUNGALOW
NO UPWARD CHAIN
DECEPTIVELY SPACIOUS AND PRIVATE PLOT
HIGHLY SOUGHT AFTER ROAD NEAR CENTRAL LICHFIELD
SPACIOUS LOUNGE/DINER AND CONSERVATORY

Porch 6' 3" x 5' 1" (1.91m x 1.56m)

Hallway

Lounge/Diner 25' 1" x 11' 11" (7.64m x 3.64m max, 4.00 min)

Conservatory 10' 0" x 9' 7" (3.04m x 2.91m)

Kitchen 11' 9" x 10' 5" (3.58m x 3.18m)

Utility 10' 8" x 7' 11" (3.25m x 2.42m)

Integral Garage 22' 3" x 8' 3" (6.77m x 2.51m)

Bedroom One 11' 10" x 11' 1" (3.60m x 3.38m)

Dressing Area 10' 4" x 8' 11" (3.15m x 2.71m)

En-suite 8' 11" x 3' 9" (2.71m x 1.15m)

Bedroom Two 14' 2" x 8' 8" (4.31m x 2.64m)

Bedroom Three 8' 10" x 8' 7" (2.70m x 2.61m)

Bathroom 7' 2" x 5' 5" (2.18m x 1.64m)

W.C. 5' 6" x 2' 7" (1.67m x 0.79m)

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: 20th April 2024

Viewer's Note:

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

