



Chadswell Heights,
Lichfield, WS13 6BH

Offers Over £260,000

Lichfield

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Situated on Chadswell Heights off Netherstowe Lane in Lichfield, this wonderful three-bedroom home presents a fantastic opportunity for any first-time buyers or downsizers searching in the area.

Approached via a paved driveway with ample parking space and a neatly kept front lawn, the internal accommodation briefly comprises of a welcoming entrance hall with French doors into a wonderful bright spacious lounge, with an open dining area providing access to the garden.

There is a modern fitted kitchen to the rear, providing further access to the rear garden, with stunning private views.

Upstairs off the landing are three brilliant size bedrooms, and a main family shower room.

Outside is a charming private rear garden, providing a new owner with a low maintenance social space, and external store/garage.





Property Specification

THREE BEDROOM FAMILY HOME
BEAUTIFULLY MAINTAINED THROUGHOUT
SOLAR PANELS
SPACIOUS LOUNGE AND SEPARATE DINING AREA
MODERN FITTED KITCHEN

Hall

Lounge 13' 3" x 12' 0" (4.03m x 3.67m)

Dining Area 9' 11" x 7' 9" (3.03m x 2.36m)

Kitchen 9' 11" x 6' 9" (3.03m x 2.07m)

Bedroom One 15' 1" x 6' 2" (4.61m x 1.89m)

Bedroom Two 8' 11" x 8' 10" (2.72m x 2.68m)

Bedroom Three 10' 4" x 6' 4" (3.15m x 1.93m)

Shower Room 5' 5" x 5' 3" (1.64m x 1.61m)

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: 29th April 2024

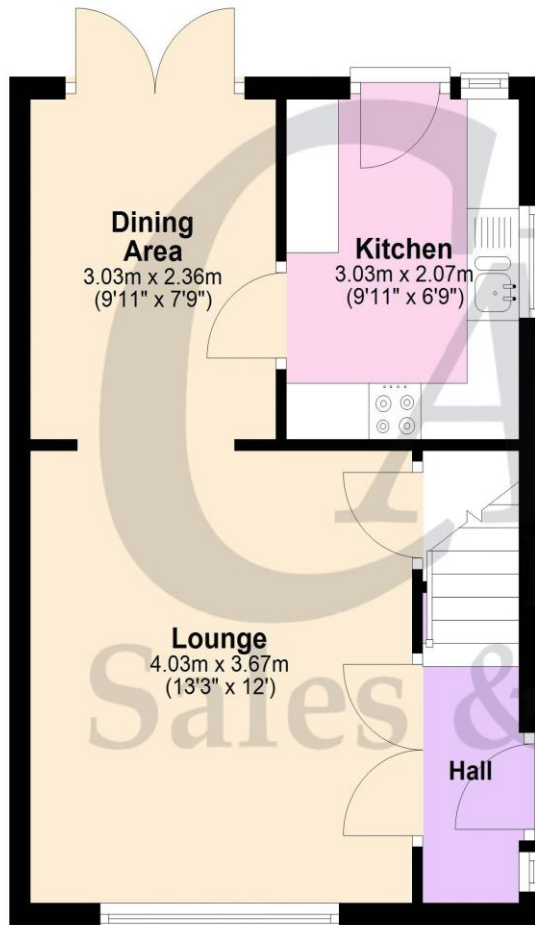
Viewer's Note:

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

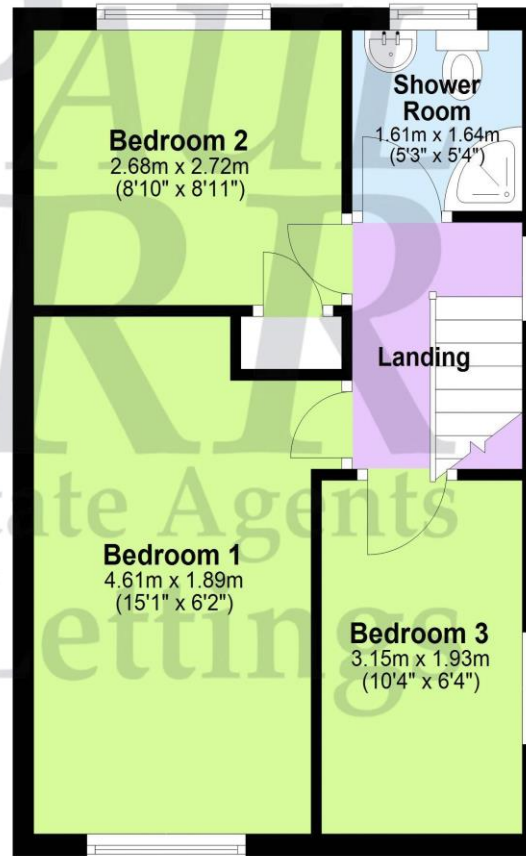
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

