



Mary Slater Road,
Lichfield, WS13 6FG

Offers in the Region Of £395,000

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DECEPTIVELY SPACIOUS FAMILY HOME IN CENTRAL LICHFIELD

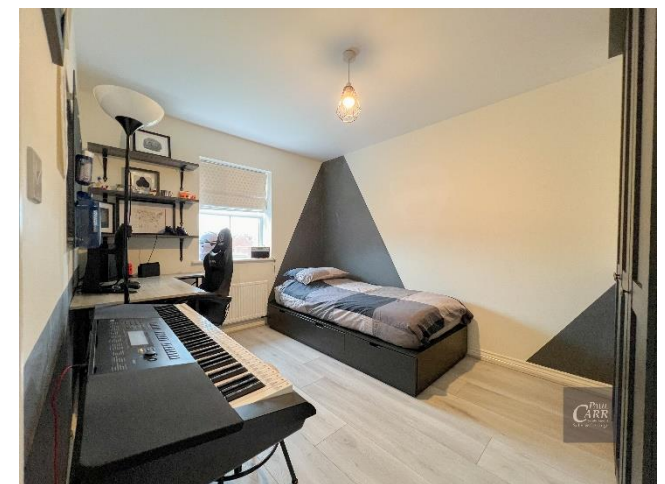
This wonderfully positioned four-bedroom home is situated on Mary Slater Road off Friary Road in central Lichfield. Within walking distance of Lichfield City Centre this property is ideally located close to highly rated local schooling, transport links (including train links to Birmingham & London), and popular amenities the city has to offer.

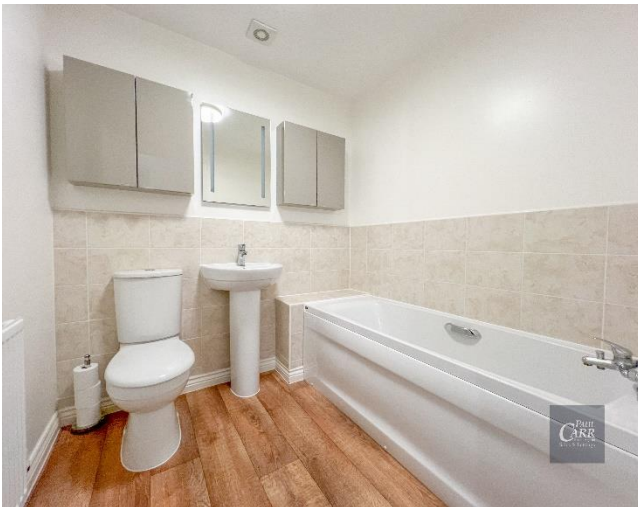
Boasting a versatile layout spread across three floors, this home offers a ground floor bedroom and shower room with a utility space, offering one level living with a large integral garage. Approached via the attractive curb appeal with driveway and side access to the rear, the internal accommodation is bound to impress. You are greeted by an unexpectedly vast entrance hallway with store cupboards and integral access to a garage, which flows into a ground floor bedroom/study with French doors out to the garden, a separate shower room, and a tastefully decorated utility room with further outdoor access.

The first floor consists of ample living and entertainment space, with a social kitchen/breakfast room to the rear, comprising of immaculately finished kitchen units, cleverly fitted storage, and a breakfast bar and central island. There is a wonderful size living room to the fore, providing a fantastic space for a growing family, with ample dining room, currently designed with a cosy snug area.

The second floor boasts three bedrooms and an immaculately presented main family bathroom. The main bedroom features fitted wardrobes and a deceptively large en-suite shower room, and the third bedroom also features bespoke fitted storage.

Outside is wonderfully decorated Southerly facing garden, with a social patio area, neatly kept lawn, and private fenced enclosure.





Property Specification

DECEPTIVELY SPACIOUS FOUR BEDROOM HOME
CENTRAL LICHFIELD LOCATION
INTEGRAL GARAGE
GROUND FLOOR BEDROOM AND SHOWER ROOM
SPACIOUS LOUNGE/DINER

Hallway 21' 2" x 7' 4" (6.45m x 2.23m)

Utility Room 7' 11" x 6' 10" (2.42m x 2.08m)

Bedroom Four/Study 10' 11" x 9' 2" (3.33m x 2.79m)

Shower Room 5' 6" x 5' 5" (1.68m x 1.66m)

Integral Garage 17' 3" x 8' 6" (5.27m x 2.60m)

First Floor

Lounge/Diner 16' 3" x 17' 7" (4.95m x 5.35m max)

Kitchen/Breakfast Room 16' 3" x 11' 1" (4.95m x 3.37m max)

Second Floor

Bedroom One 12' 0" x 11' 5" (3.65m x 3.48m)

En-Suite 9' 5" x 5' 7" (2.87m x 1.70m)

Bedroom Two 12' 0" x 8' 8" (3.66m x 2.63m)

Bedroom Three 8' 0" x 7' 4" (2.44m x 2.24m)

Bathroom 6' 11" x 6' 6" (2.11m x 1.99m)

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: 24th September 2024

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: D
Tenure: Freehold
Loft insulated, not 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

