



Birmingham Road,
Lichfield, WS14 9BJ

Offers in the Region Of £315,000

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NO UPWARD CHAIN

TWO BED SEMI IN CENTRAL LICHFIELD

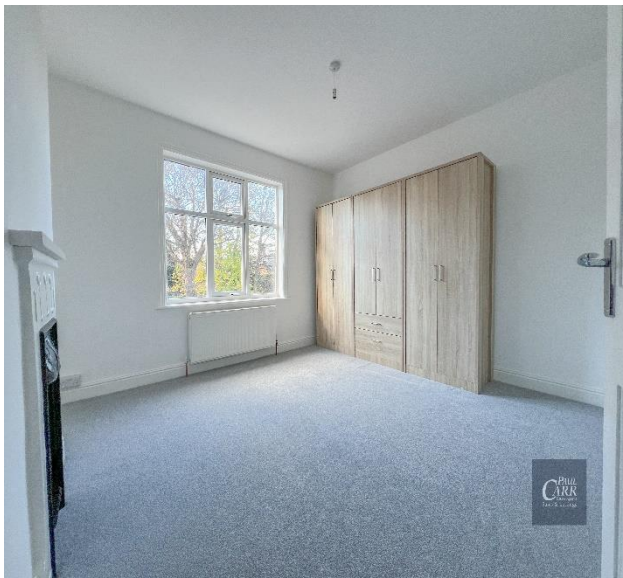
This fantastic opportunity has come to market on Birmingham Road in central Lichfield, within very close distance of highly rated local amenities, transport links, local schooling, and all that Lichfield City Centre has to offer.

Approached via a paved driveway the internal accommodation comprises of a welcoming entrance hallway leading into a bright lounge to the fore, a wonderful cosy living space with a large window and ample furniture space. To the rear is a large open dining area with an under-stair storage cupboard and outdoor access, plus a modern fitted kitchen with new built in appliances, and a separate utility area and downstairs W.C.

Upstairs off the landing are two double bedrooms, both with charming feature fireplaces, and a newly fitted family bathroom with a separate freestanding bath and walk-in shower.

Outside is a private rear garden with an immaculately landscaped patio area and neatly maintained lawn, with fenced enclosure surrounding.





Property Specification

NO UPWARD CHAIN
TWO BEDROOM CHARACTER PROPERTY
RECENTLY MODERNISED THROUGHOUT
TWO DOUBLE BEDROOMS
OPEN PLAN KITCHEN/DINING AREA

Hallway

Lounge 14' 1" x 9' 2" (4.30m x 2.79m)

Dining Area 13' 7" x 12' 10" (4.15m x 3.91m)

Kitchen 10' 4" x 7' 4" (3.14m x 2.24m)

Utility Area 6' 7" x 4' 3" (2.01m x 1.30m)

Downstairs W.C. 6' 8" x 2' 9" (2.02m x 0.83m)

Bedroom One 12' 10" x 11' 11" (3.90m x 3.63m)

Bedroom Two 13' 9" x 9' 6" (4.20m x 2.90m)

Bathroom 10' 5" x 7' 2" (3.17m x 2.18m)

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: 22nd November 2024

Viewer's Note:

Services connected:
Gas/electric/water/drainage
Council tax band: C
Tenure: Freehold

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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

