



This wonderfully positioned four bedroom family home is situated set back from the road on Burton Old Road in Streethay, Lichfield. Such a wonderful location within close distance of the highly popular Trent Valley Station with connections to London, and sought after schooling plus a variety of amenities the Cathedral City of Lichfield has to offer.

Approached via an impressive paved & gravel driveway with ample parking space for a growing family, the first impressions of this home will not disappoint. Internally the accommodation comprises of a welcoming entrance porch with fitted storage, opening into a spacious hallway with guest W.C, leading into a wonderful living room.

This lounge area features a charming fireplace and a feature bay window, with great room for furniture, and leads into a separate dining area/play room with sliding doors out to the garden. To the rear of the property is a modern fitted kitchen/diner, a fantastic social space for friends and family, with further doors out to the garden and integral access to a deceptive garage space providing ample parking space, storage, or potential to convert (subject to relevant planning permissions).

Upstairs off the landing are four brilliant size bedrooms and a main family bathroom with a separate bath and shower cubicle.

Outside is a charming rear garden with a large patio area and fenced lawn section to the rear with a social decking space, and side access to the front of the property.

Tenure: Freehold
Council Tax Band: E



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

7' 4" x 3' 10" (2.24m x 1.16m)

Hallway

12' 10" x 7' 1" (3.92m x 2.17m max)

Lounge

17' 10" x 10' 11" (5.43m x 3.32m)

Dining Room

10' 5" x 9' 5" (3.18m x 2.86m)

Kitchen/Diner

17' 4" x 10' 8" (5.28m x 3.24m max)

Integral Garage

22' 3" x 8' 4" (6.78m x 2.53m)

Downstairs W.C.

4' 1" x 3' 7" (1.25m x 1.08m)

Bedroom One

12' 2" x 11' 3" (3.72m x 3.44m)

Bedroom Two

11' 3" x 9' 11" (3.44m x 3.03m)

Bedroom Three

10' 0" x 6' 11" (3.05m x 2.10m)

Bedroom Four

9' 11" x 6' 11" (3.03m max x 2.10m)

Bathroom

8' 1" x 6' 1" (2.47m x 1.85m)

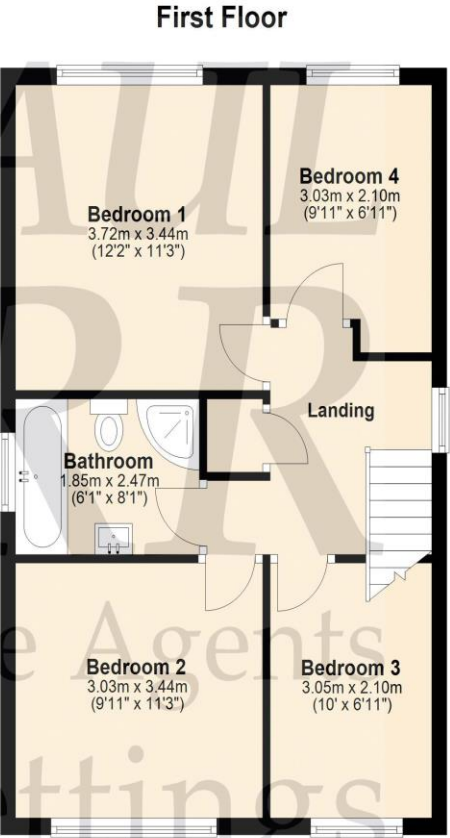
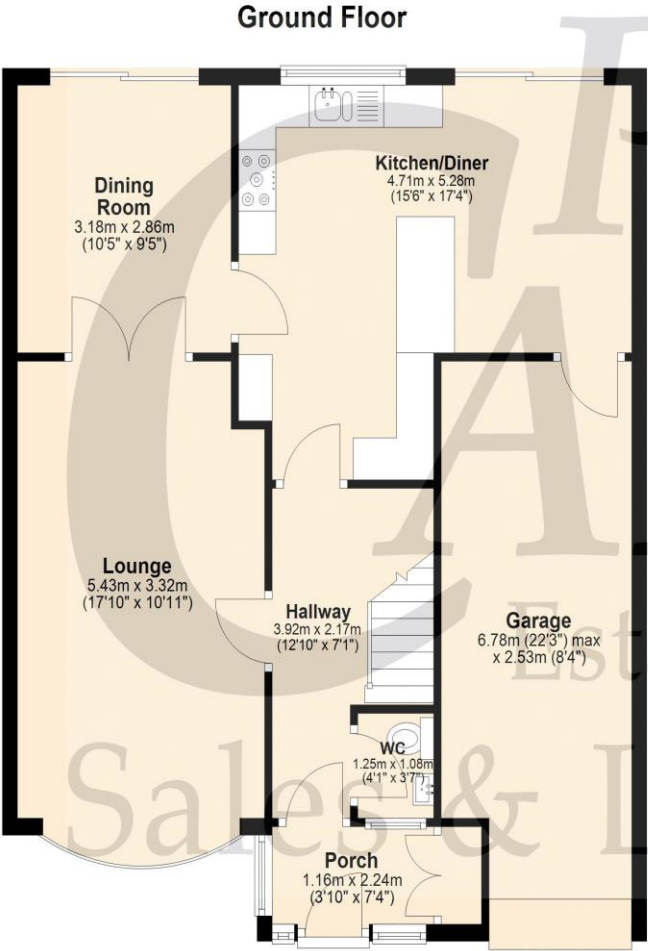






Floor Plan

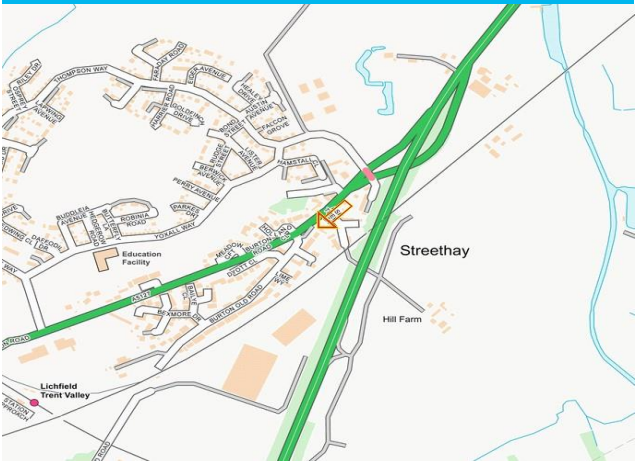
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location









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: Jan 25