



Greenhill,
Lichfield, WS13 6DY

£290,000

£290,000



A highly unique and characterful two-bedroom home in the centre of Lichfield City.

This fantastic location is within close distance of highly rated local amenities, transport links, and schooling across the city.

Approached via the charming curb appeal this home offers a welcoming entrance hallway with stairs to the first floor, and access to a wonderfully shaped living room with a separate kitchen to rear. The living room features characterful original beams throughout, with French doors out to a private garden, and access to a cottage-style kitchen with further outdoor access.

Upstairs off the landing are two great size bedrooms, and a wonderfully presented, family sized bathroom.

Outside is a private courtyard garden area with social patio and decking, plus gated access to the allocated parking space for this home.





Property Specification

Unique Character Property
Lichfield City Centre Location
Walking Distance to Popular Amenities and Transport Links
Spacious Characterful Living Room
Separate Kitchen

Hall 8' 5" x 6' 2" (2.56m x 1.89m)

Lounge/Dining Room 16' 10" x 16' 3" (5.13m max x 4.95m max)

Kitchen 12' 1" x 7' 5" (3.69m x 2.26m)

Bedroom One 10' 0" x 9' 7" (3.04m x 2.92m)

Bedroom Two 8' 8" x 7' 1" (2.65m x 2.15m)

Bathroom 9' 5" x 6' 5" (2.88m max x 1.96m)

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: 28th January 2025

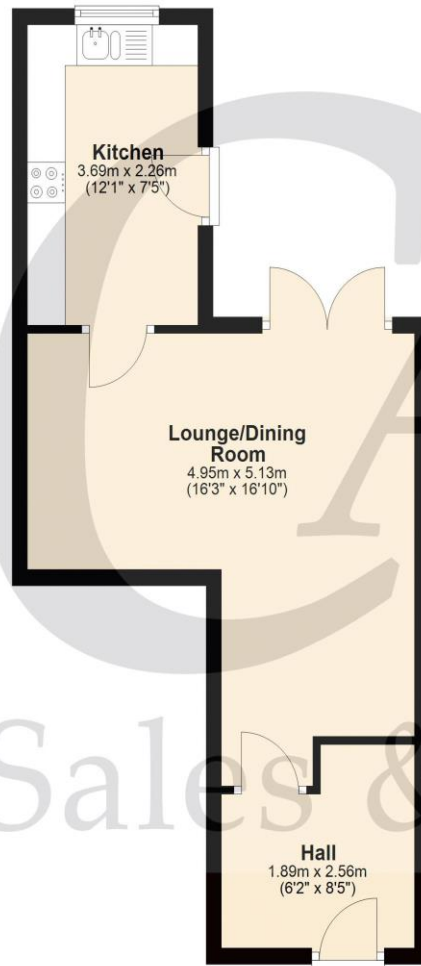
Viewer's Note:

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

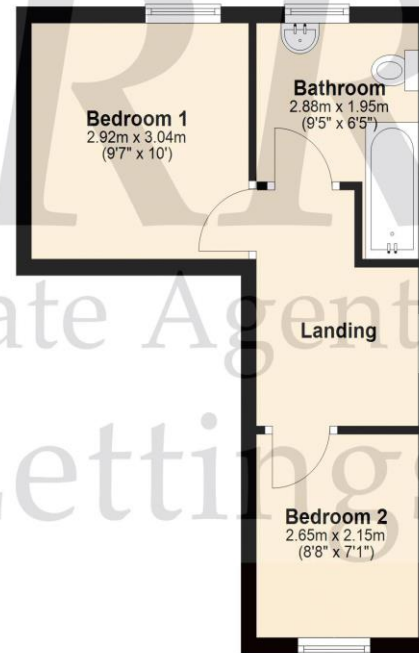
Floor Plan

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		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

