



Hedgerow Road, Streethay
Lichfield, WS13 8SZ

Offers in the Region Of £400,000

This beautifully presented three bedroom detached home is situated on Hedgerow Road off Yoxall Way on the extremely desirable Streethay estate in Lichfield. This fantastic location is situated within a stone's throw of the popular 'Outstanding' primary school on the estate, as well as sought after amenities including the stylish BOD Café, Co-op, Domino's, and King's Fish and Grill. Wider shopping facilities in Lichfield City are located less than half a mile away from this incredible site.

Approached via the attractive curb appeal which this home offers, the internal accommodation comprises of a welcoming entrance hallway with understairs storage and ground floor W.C/utility area, leading into a living room on the left and a kitchen/diner on the right. The living room is a wonderfully bright room with three windows including a charming box-bay window, and the kitchen/diner provides a fantastic social space with a matching box-bay window, ample dining space, modern fitted appliances, and French doors out to the private garden.

Upstairs off the spacious wrap-around landing are three brilliant size bedrooms, ideal for a growing family, plus a main family sized bathroom. The master bedroom further benefits from fitted wardrobes and a private en-suite shower room.

Outside is a wonderfully private garden with a social patio area and lawn with attractive planters, plus external access to the large single garage with driveway to the fore.

Tenure: Freehold

Council Tax Band: D

Management fee: £239.00 per annum



PAUL
CARR
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Sales & Lettings

Hallway

9' 7" x 7' 2" (2.93m x 2.19m)

Lounge

15' 6" x 10' 11" (4.72m x 3.33m)

Kitchen/Diner

15' 6" x 10' 9" (4.72m x 3.28m)

Ground Floor W.C / Utility

7' 3" x 5' 7" (2.20m x 1.71m)

External Garage

20' 1" x 9' 10" (6.12m x 2.99m)

Landing

15' 6" x 5' 11" (4.72m x 1.81m)

Bedroom One

12' 1" x 9' 1" (3.68m x 2.76m)

En-Suite

6' 9" x 4' 10" (2.06m x 1.48m)

Bedroom Two

11' 0" x 8' 5" (3.35m x 2.57m)

Bedroom Three

11' 0" x 6' 10" (3.35m x 2.09m)

Bathroom

6' 9" x 6' 2" (2.06m x 1.89m)





Floor Plan

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

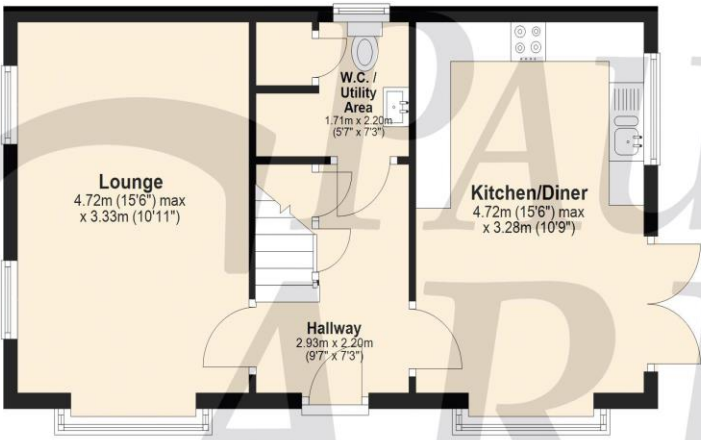
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



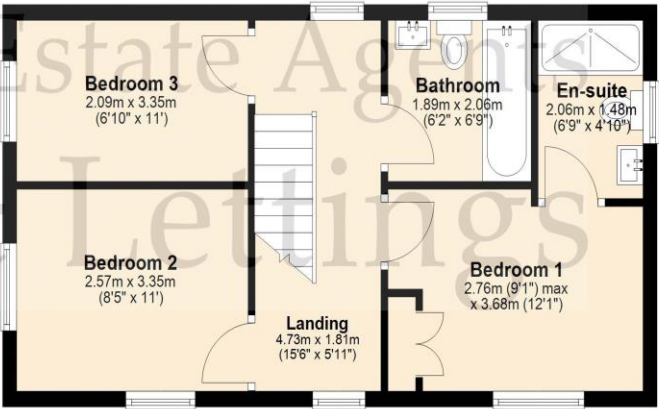
Ground Floor



External Garage



First Floor









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: March 25