



Fleming Drive, Streethay
Lichfield, WS13 8UW

Offers in the Region Of £525,000

This wonderfully positioned four bedroom family home is situated on the highly desirable new Streethay estate in Lichfield. Boasting unique private countryside views to the fore providing ample privacy and charming surroundings, this property is in one of the best positions on the estate.

Approached via the attractive curb appeal this home offers with a pleasant driveway and external garage, plus attractive path and shrubbery, the internal accommodation comprises of a spacious welcoming hallway, leading into two reception rooms and a stylish ground floor W.C.

The main lounge is a fantastic size with French doors out to the rear garden, and the play room provides versatile use as a play room/home office, with a charming bay window.

To the rear of the property is a social kitchen/diner with ample dining space for family entertainment, with modern fitted appliances and French doors out to the garden.

Upstairs off the spacious landing are four brilliant size bedrooms and a main family bathroom. The main bedroom features beautiful panelling and fitted wardrobes, with a private en-suite shower room. The second bedroom also boasts fantastic space with three windows providing ample natural lighting and stunning views of the countryside and beyond.

Outside is a private South facing rear garden with social patio space, lawn, and part fenced, part brick enclosure with side access out to the drive and garage.

Tenure: Freehold
Council Tax Band: F
Maintenance fee: £236.50 per annum



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Sales & Lettings

Hallway
14' 10" x 6' 10" (4.53m x 2.08m)

Kitchen/Diner
15' 1" x 14' 3" (4.60m x 4.35m)

Lounge
17' 2" x 10' 8" (5.23m x 3.25m)

Play Room
13' 6" x 8' 9" (4.12m x 2.67m)

Downstairs W.C.
7' 6" x 3' 1" (2.29m x 0.93m)

Bedroom One
13' 2" x 8' 10" (4.02m x 2.69m)

En-Suite
8' 1" x 4' 1" (2.46m x 1.25m)

Bedroom Two
18' 3" x 8' 8" (5.55m x 2.63m)

Bedroom Three
10' 10" x 9' 5" (3.31m x 2.87m)

Bedroom Four
7' 7" x 7' 6" (2.32m x 2.28m)

Bathroom
8' 8" x 5' 7" (2.63m x 1.70m)

External Garage - TBC

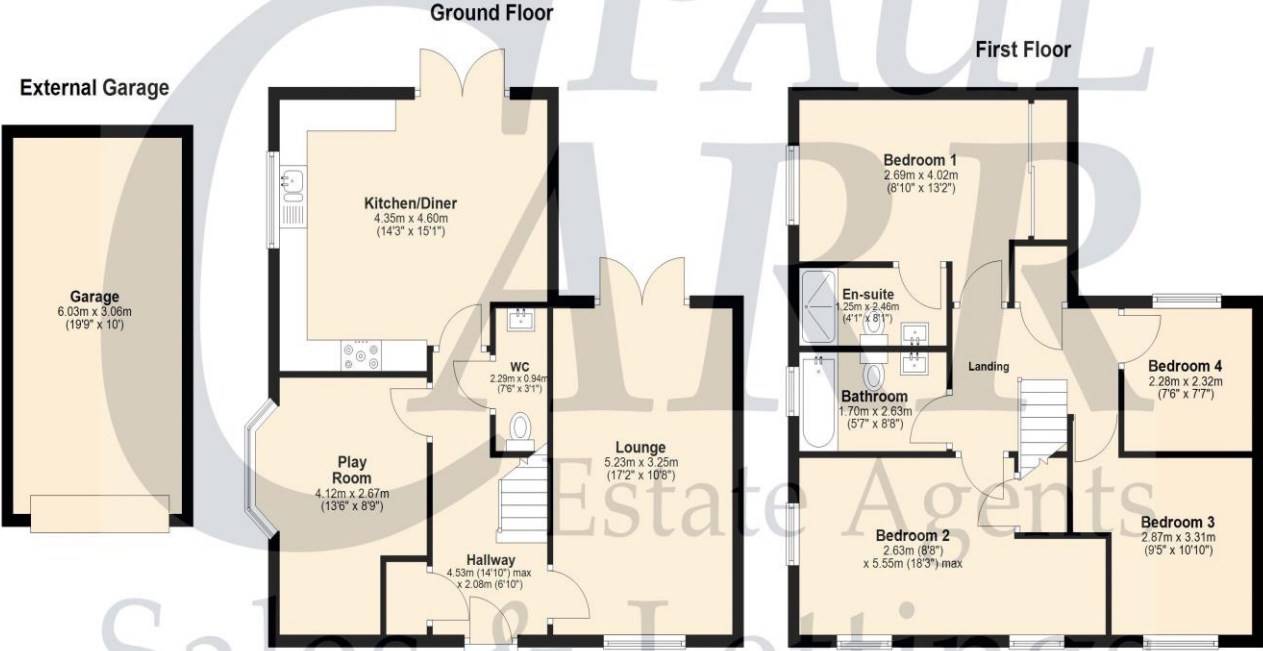






Floor Plan

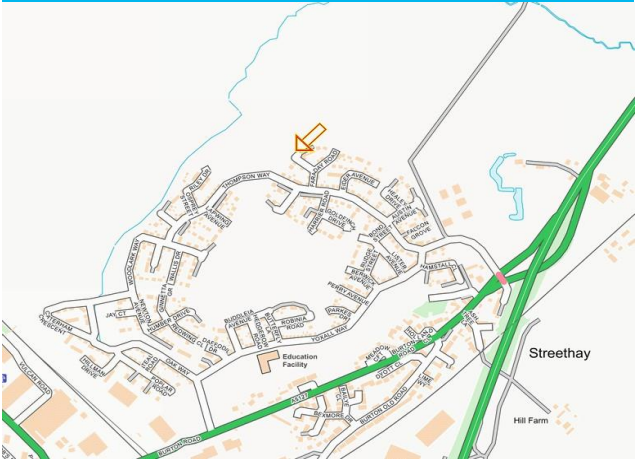
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	C		
55-68	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: March 25