



Fleming Drive, Streethay  
Lichfield, WS13 8UW

**£535,000**

This fantastically positioned four bedroom family home is situated on the highly desirable new Streethay estate in Lichfield. Boasting 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 attractive curb appeal with charming shrubbery and steps up to the front door, the first impressions of this property are bound to impress. Greeted by a bright welcoming hallway with store cupboard and a reasonably sized guest W.C, this home features a spacious living room with French doors to the garden, and a study/play room providing a fantastic space to work from home or for use as a children's play room.

To the rear of the property is an open social kitchen/diner with modern fitted appliances and further doors out to the garden, as well as a separate utility room.

Upstairs is a wonderfully spacious landing area, providing access to four well proportioned bedrooms, the main with a private en-suite shower room, plus a generously sized family bathroom.

Outside is a beautifully private rear garden with a patio that soaks up the sun and a hot tub social area, with a path leading to the gated rear access out on to a driveway with external garage for this home.

Tenure: Freehold

Council Tax Band: F

Maintenance fee: £196.15 per annum to First Port



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Sales & Lettings

#### Hallway

14' 3" x 9' 11" (4.35m x 3.03m)

#### Lounge

20' 7" x 10' 10" (6.27m x 3.30m)

#### Study/Play Room

9' 11" x 8' 10" (3.02m x 2.68m)

#### Kitchen/Diner

19' 0" x 14' 3" (5.79m x 4.34m)

#### Utility

5' 9" x 5' 8" (1.76m x 1.73m)

#### Downstairs W.C.

5' 10" x 3' 11" (1.77m x 1.20m)

#### Bedroom One

12' 8" x 11' 3" (3.87m x 3.44m)

#### En-Suite

7' 7" x 6' 10" (2.31m x 2.08m)

#### Bedroom Two

11' 1" x 10' 4" (3.37m x 3.16m)

#### Bedroom Three

11' 1" x 9' 11" (3.37m x 3.03m)

#### Bedroom Four

10' 0" x 7' 6" (3.05m x 2.29m)

#### Bathroom

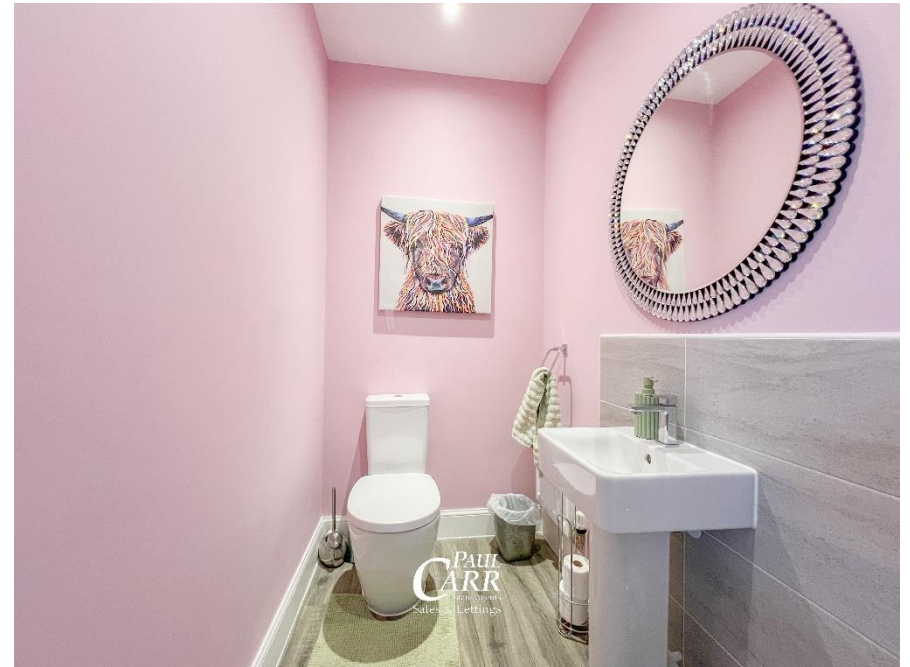
8' 9" x 6' 4" (2.67m x 1.93m)

#### External Garage

19' 9" x 10' 0" (6.01m x 3.06m)

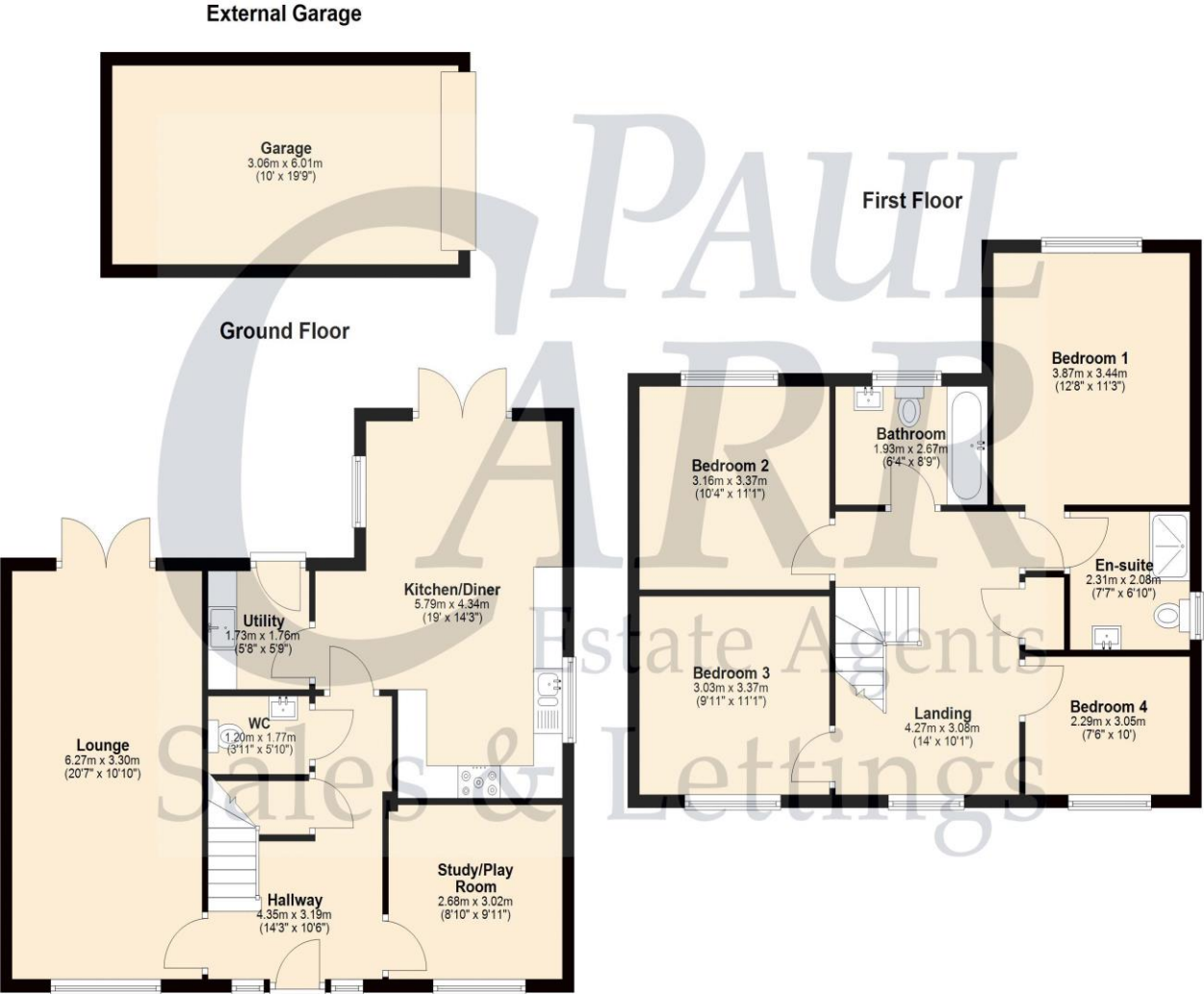






# Floor Plan

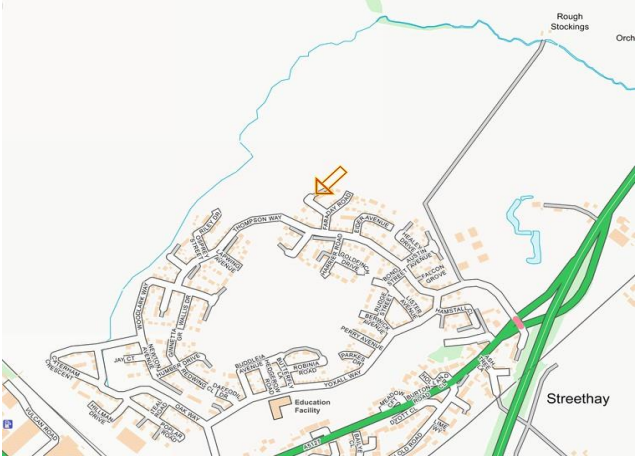
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 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: May 25