



Netherstowe,  
Lichfield, WS13 6TN

£350,000

# Lichfield

£350,000

2 

1 

2 

This wonderfully positioned two bedroom bungalow is situated on Netherstowe in Lichfield, a sought-after peaceful location between Eastern Avenue and St. Chads Road, near the centre of the city.

Offered for sale with no upward chain, this property is ideal for any downsizers searching for a quality bungalow in a great location close to amenities, transport links, and popular local schooling.

Approached via attractive kerb appeal with a paved driveway and charming lawn, the first impressions of this home are delightful. Internally you are greeted with a bright hallway accessible through an enclosed store/garden room.

Off the hallway is a spacious living room, perfect for relaxation as well as entertainment, with French doors out to the garden, plus access to a conservatory and a kitchen area.

The bright conservatory overlooks a portion of the wrap-around garden, providing a peaceful outlook. To the rear is an extended kitchen/breakfast room with a practical layout and ample dining space.

This charming bungalow also features a well presented family-sized bathroom off the hallway, as well as two bedrooms. The main bedroom is a fantastic size, and the second bedroom has versatile usage, ideal for guests, children, or a work from home office/study.

Outside is a beautiful wrap-around garden private garden. This fantastic plot features a social patio area and external side access, as well as potential scope to do more with (subject to relevant planning permissions).



# Property Specification



Two Bedroom Bungalow

No Upward Chain

Generous Size Plot with Wrap Around Garden

Spacious Living Room

Conservatory

Kitchen/Breakfast Room

**Hallway**

**Lounge**

**17' 11" x 12' 1" (5.47m x 3.69m)**

**Conservatory**

**11' 5" x 9' 9" (3.48m x 2.98m)**

**Kitchen/Breakfast Room**

**18' 1" x 9' 7" (5.51m x 2.92m)**

**Bedroom One**

**14' 0" x 10' 0" (4.27m x 3.06m)**

**Bedroom Two**

**10' 0" x 8' 1" (3.06m x 2.46m)**

**Store/Garden Room**

**14' 10" x 8' 11" (4.53m x 2.71m)**

## 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: Oct 25 Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Viewer's Note:

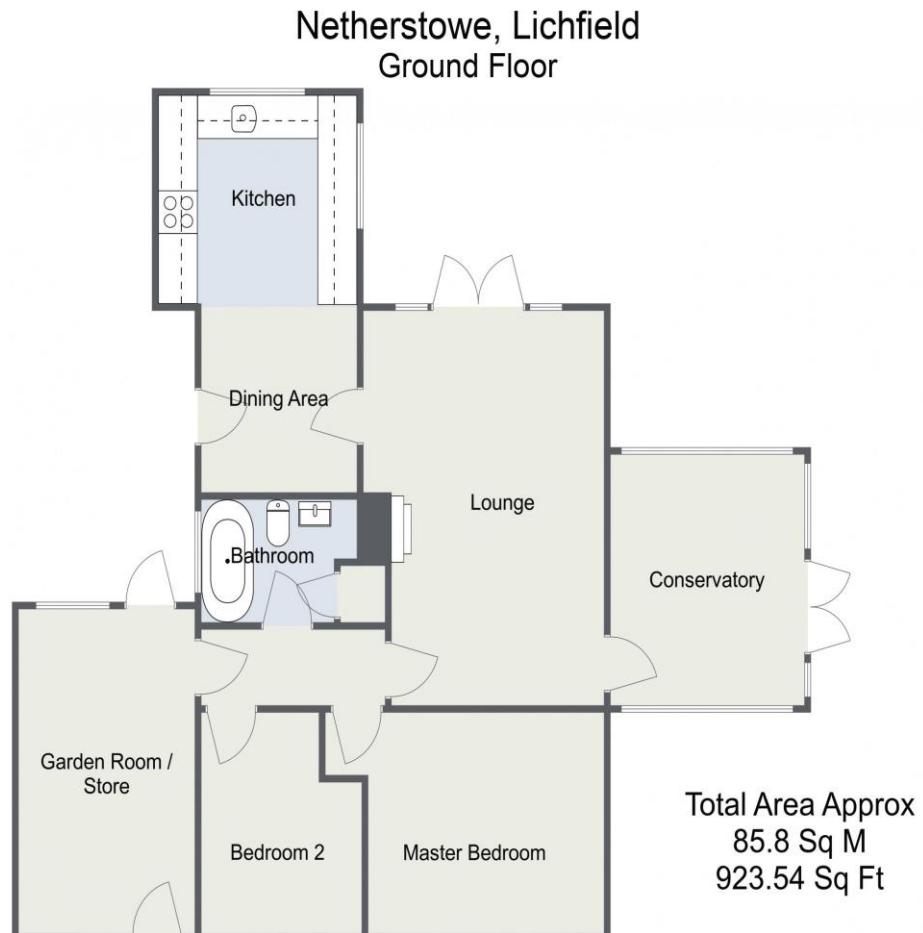
Services connected: Gas/electric/water/drainage

Council tax band: C

Tenure: Freehold

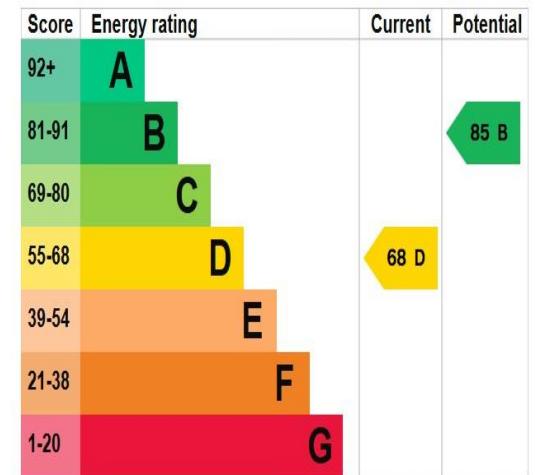
# Floor Plan

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



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.

## Energy Efficiency Rating



## Map Location

