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Spencer Road  
Lichfield



### Property Description

Welcome to Spencer Road. A fantastic sized family home situated right in the Centre of Lichfield.

Being perfect for those looking to be a short walk from the City Centre of Lichfield and within walking distance of all of Lichfields attractions. Benefitting from an entrance hallway, downstairs w/c, open plan living room / diner and a modern fitted kitchen. To the first floor, this home offers three generous sized bedrooms and a modern family bathroom. The property has been completely rewired and replumbed, oak doors throughout, with new radiators and boiler, energy efficient lighting and insulation.



**Downstairs W/C**

**Living Room/Dining Room**

10' 7" x 20' 11" ( 3.23m x 6.38m )

**Kitchen**

8' 8" x 9' 1" ( 2.64m x 2.77m )

**First Floor Landing**

**Bedroom One**

9' 5" x 12' 9" ( 2.87m x 3.89m )

**Bedroom Two**

10' x 8' 9" ( 3.05m x 2.67m )

**Bedroom Three**

7' 10" x 9' 5" ( 2.39m x 2.87m )

**Bathroom**

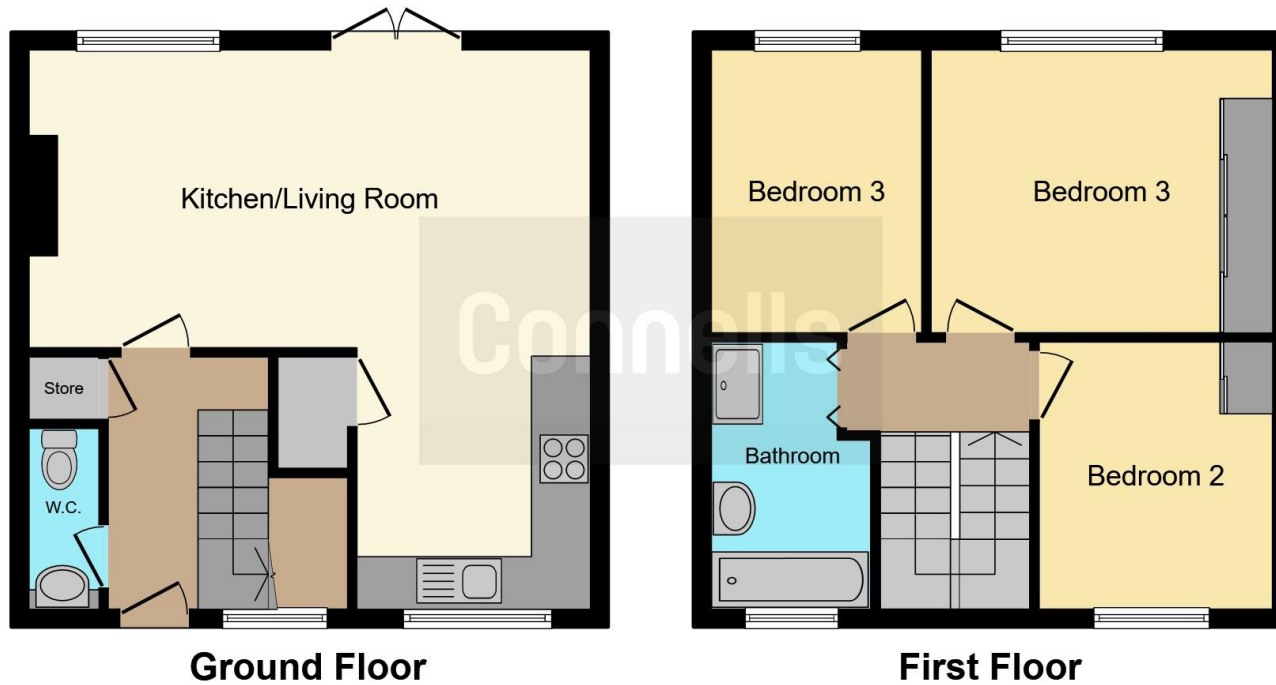
**Front And Rear Garden**

**Garage And Car Port**









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**EPC Rating: C**

Tenure: Freehold

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