



21 Falkland Road,  
Lichfield WS14 0GE

Downes & Daughters  
ESTATE AGENCY

21 Falkland Road,  
Lichfield WS14 0GE  
£289,950

Welcome to this charming 3-bedroom end terrace house, offered for sale with no onward chain and located on the picturesque rural fringe of Lichfield. Boasting a delightful open rural outlook to the front and a pleasant green approach providing a peaceful and scenic setting for you to enjoy. Conveniently situated within easy reach of Lichfield's vibrant City Centre and only 0.8 miles from Lichfield City Train Station, this home offers the perfect blend of tranquillity and accessibility to urban amenities. Arranged over three floors the property comprises: Entrance hallway, kitchen, guest cloakroom and living dining room on the ground floor, whilst the upper floors provide three bedrooms and two bathrooms.

The property also features a lawned rear garden, ideal for relaxing or entertaining outdoors, a side storage area provides extra space for your belongings and a garage and allocated parking space are found to the rear.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the best of both worlds - a peaceful rural setting with the convenience of city living right at your doorstep.

**GROUND FLOOR**

Entrance Hallway • Guest Cloakroom • Kitchen • Living & Dining Room With Access To Rear Garden

**FIRST FLOOR**

Landing With Storage Cupboard • Bedroom Two With Pleasant Rural Views • Bedroom Three • Family Bathroom

**SECOND FLOOR**

Landing Space With Velux Window & Airing Cupboard • Spacious Principal Bedroom With Eaves Storage & Pleasant Views • En Suite Shower Room

**OUTSIDE**

Pleasant Green Approach • Gated Access To Side Storage Area • Lawned Rear Garden With Patio • Gated Access To Rear Parking Space & Garage

**FURTHER INFORMATION**

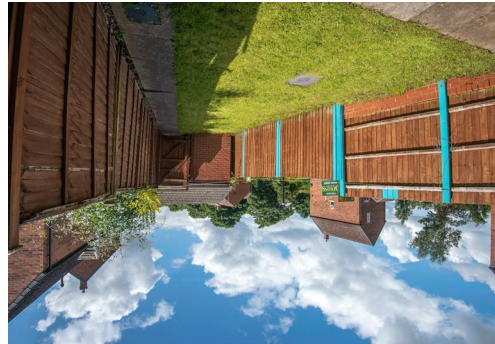
Freehold (TBC By Solicitor) • Service Charge who maintain the grounds of the estate. This charge varies between £0-£250 per year. Paid monthly • Council Tax Band C • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services • No Onward Chain



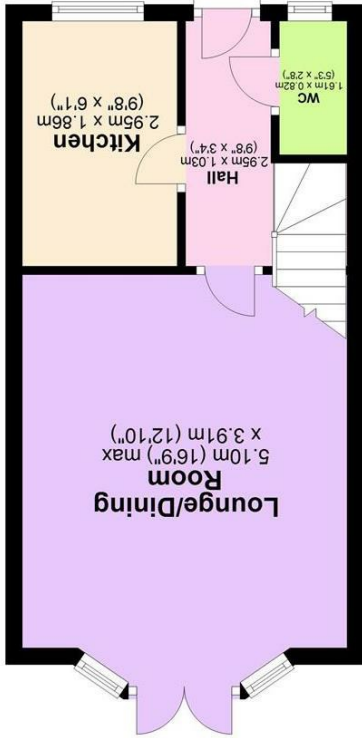




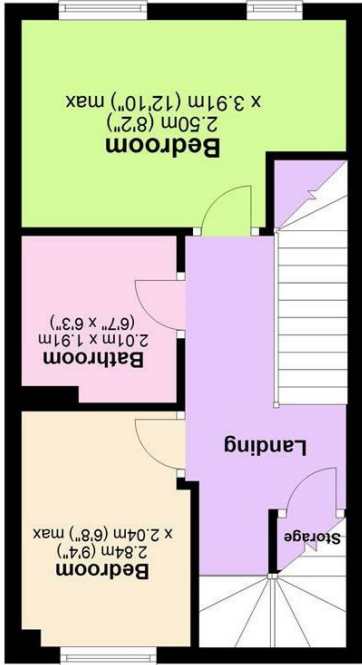
5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
 www.downesanddaughters.co.uk



Total area: approx. 85.1 sq. metres (915.7 sq. feet)



Approx. 30.3 sq. metres (326.2 sq. feet)



Approx. 29.4 sq. metres (316.9 sq. feet)



Approx. 25.3 sq. metres (272.7 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(58-69)
D	(48-57)
E	(38-47)
F	(27-37)
G	(17-26)
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(81-91)
B	(69-80)
C	(58-69)
D	(48-57)
E	(38-47)
F	(27-37)
G	(17-26)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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