



26 Leomansley Close, Lichfield
Lichfield WS13 8AX

Downes & Daughters
ESTATE AGENCY

26 Leomansley Close, Lichfield
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£320,000

A wonderful opportunity to purchase a link detached bungalow with no onward chain, in one of Lichfield's most popular residential areas. This secluded cul-de-sac which is centrally located for all the convenience of 'city centre' living, with the outstanding Christchurch Primary School and Leomansley Woods on its doorstep. This delightful home offers the discerning buyer a classic 'blank canvass' and would benefit from some internal updating. Other properties on the road show that the future potential is endless. The current accommodation comprises: Entrance hallway, living room, conservatory, kitchen, internal side walkway and store, bedroom one with built in wardrobe, bedroom two and a family bathroom. Externally the property benefits from a lawned front garden, private driveway, integral single garage and a south east facing lawned rear garden. ,

Viewing is essential to appreciate the future potential of this property and the attractive and highly desirable location.

INTERNAL ACCOMMODATION

Entrance Hallway • Living Room • Conservatory With Access To Rear Garden & Garage • Kitchen • Covered Side Walkway • Bedroom One With Built In Wardrobe • Bedroom Two With Built In Wardrobe • Family Bathroom

OUTSIDE

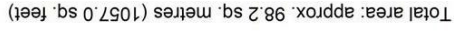
Lawned Front Garden • Private Driveway • Single Integral Garage • Lawned South East Facing Rear Garden With Patio Seating Area & Timber Storage Shed

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating D • Upvc Double Glazing • All Mains Services







Environmental Impact (CO ₂ Rating)	
<p>Energy & Wastes</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(02 point)</p> <p>A</p> <p>(01-01)</p> <p>B</p> <p>(03-04)</p> <p>C</p> <p>(05-06)</p> <p>D</p> <p>(07-08)</p> <p>E</p> <p>(09-10)</p> <p>F</p> <p>(11-13)</p> <p>G</p> <p>(14-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p> <p>Climate</p> <p>Passive</p>
<p>Energy Efficiency Rating</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(02 point)</p> <p>A</p> <p>(01-01)</p> <p>B</p> <p>(03-04)</p> <p>C</p> <p>(05-06)</p> <p>D</p> <p>(07-08)</p> <p>E</p> <p>(09-10)</p> <p>F</p> <p>(11-13)</p> <p>G</p> <p>(14-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>EU Directive 2002/91/EC</p> <p>Climate</p> <p>Passive</p>
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