



16 Forge Lane,  
Lichfield WS13 7BE

Downes & Daughters  
ESTATE AGENCY



16 Forge Lane,  
Lichfield WS13 7BE  
£275,000

A three bedroom semi detached family home in need of some cosmetic updating and offered for sale with no onward chain. Occupying an elevated position within this popular cul de sac, conveniently positioned for easy access to the City Centre, only 0.8 of a mile away from Lichfield City train station and moments from the amenities of Beacon Park. The internal accommodation comprises: Entrance porch, through living/dining room, kitchen and three bedrooms and a family bathroom. Externally there is private driveway parking, single garage and lawned front and rear gardens.

Viewing is highly recommended to appreciate the future potential of this family home, the quiet nature of the road and its proximity to the City Centre.

#### GROUND FLOOR

Entrance Porch • Living & Dining Room With Patio Doors To Rear Garden • Kitchen With Access To Rear Garden

#### FIRST FLOOR

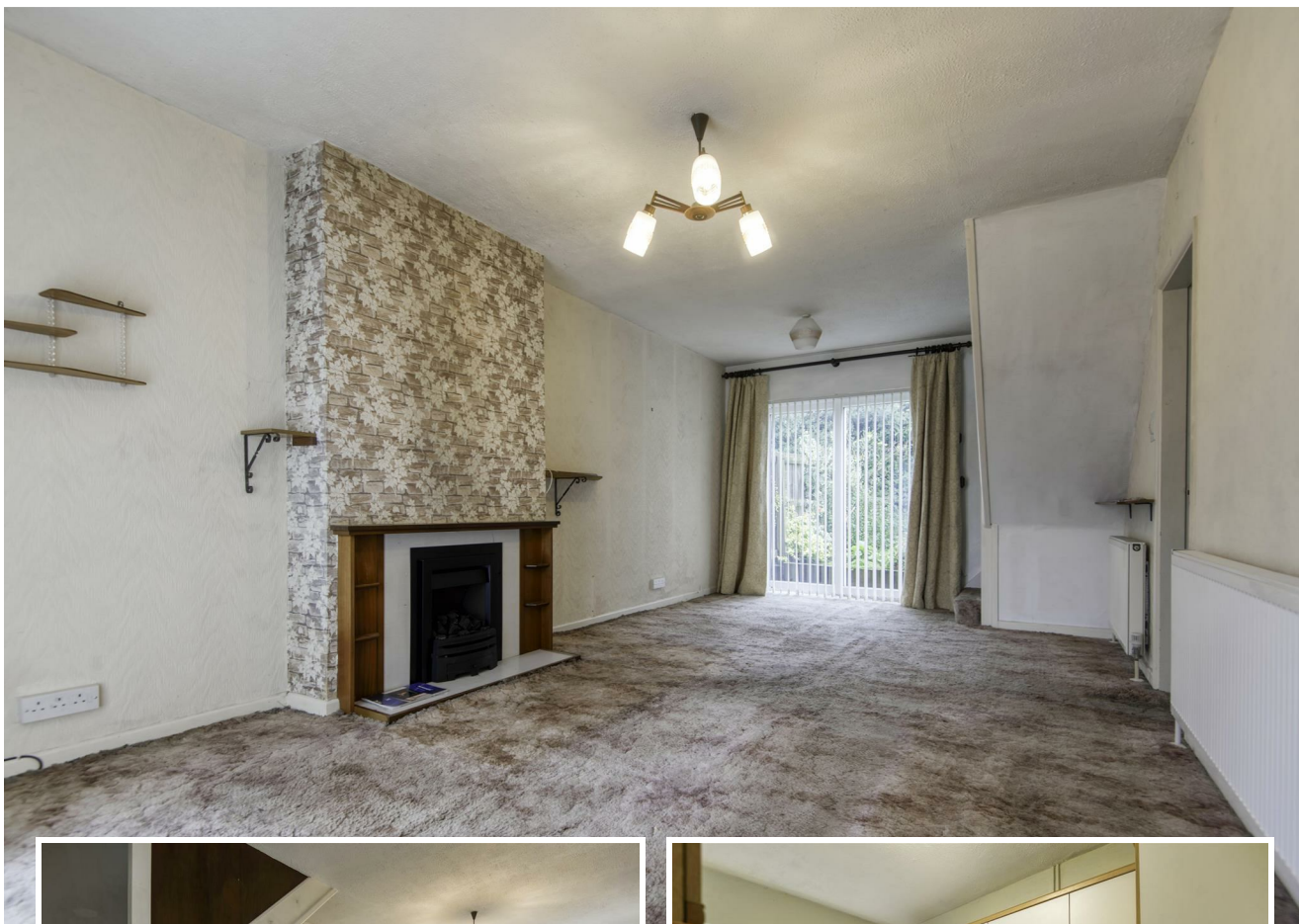
Landing With Airing Cupboard • Bedroom One • Bedroom Two • Bedroom Three • Family Bathroom

#### OUTSIDE

Lawned Front Garden • Private Driveway Garden • Single Garage • Lawned Rear Garden With Patio & Herbaceous Borders • Gated Side Access

#### FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating D • All Mains Services • Broadband & Fibre Available • No Onward Chain







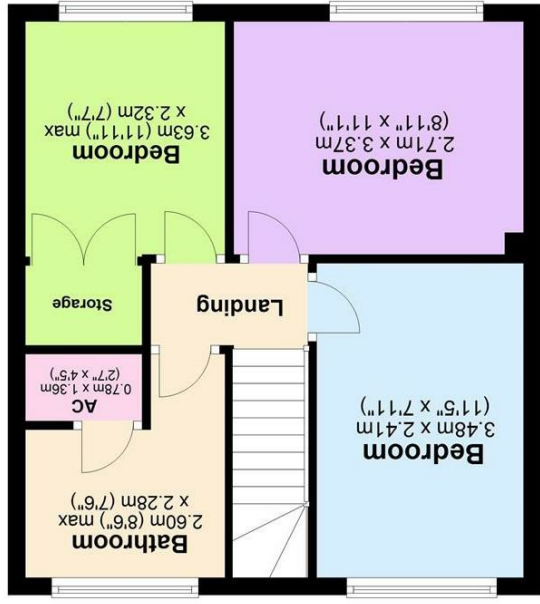
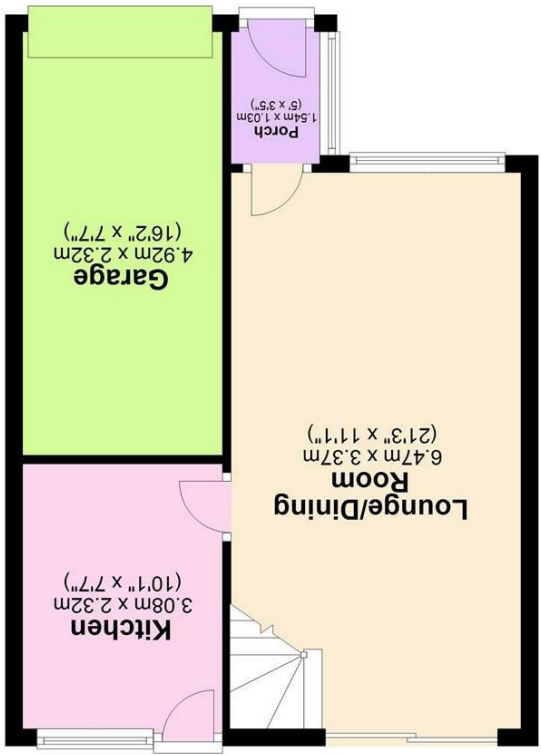




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
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Not All Agents Are Equal...



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
Current	
Very energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
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