



7 The Sycamores,
Lichfield WS14 9ES

Downes & Daughters
ESTATE AGENCY

7 The Sycamores, Lichfield WS14 9ES £250,000

A stylishly presented, two bedroom end terrace home presented in a contemporary style with the added benefit of an updated kitchen and bathroom, new windows throughout and planning permission for a two storey rear extension, on this select development on Lichfield's rural fringe. This stylish property is offered for sale in immaculate condition and also boasts driveway parking to both the front and rear. The ground floor offers a living room and a kitchen diner with double doors to the garden whilst the first floor boasts two bedrooms and a bathroom. Externally those block paved driveways offer a number of private parking solutions and the lawned rear garden benefits from wonderful levels of privacy.

Viewing is essential to appreciate the attractive nature of this modern home and the desirable, South Lichfield, position of this private development.

GROUND FLOOR

Living Room With Stairs Rising To The First Floor • Kitchen Diner

FIRST FLOOR

Landing With Pull Down Ladder To Insulated & Boarded Loft • Bedroom One With Fitted Wardrobes & Airing Cupboard • Bedroom Two • Bathroom

OUTSIDE

Block Paved Private Driveway To The Front • Lawned Fore Garden • Lawned Rear Garden • Patio Seating Area • Gated Side Access • Second Parking Space To Rear Of Garden

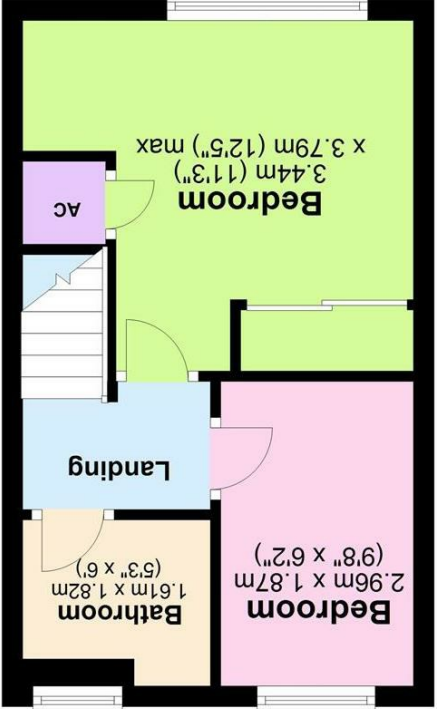
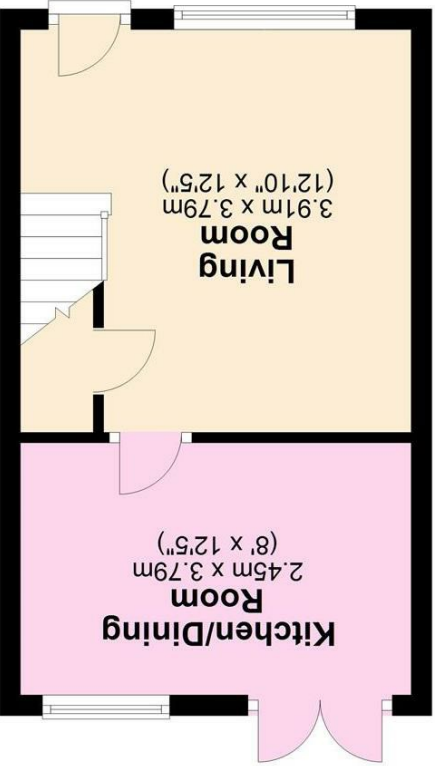
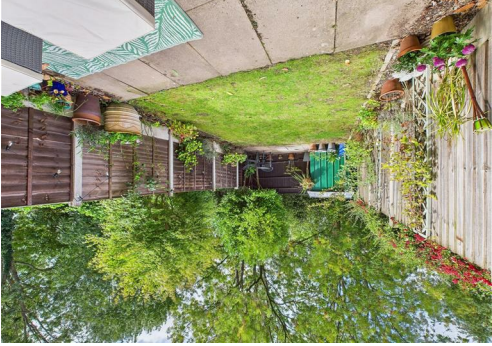
FURTHER INFORMATION

Planning Permission Granted For Two Storey Rear Extension • Freehold (TBC by solicitor) • Service Charge Approx £299 PA • Ground Rent £5 PA • Council Tax Band C • Energy Rating E • Mains Water & Electric • Recently Installed Upvc Double Glazed Windows





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Total area: approx. 49.0 sq. metres (527.0 sq. feet)

Environmental Impact (CO ₂) Rating	
Current	87
Minimum	52
Energy Efficiency Rating	
Current	52
Minimum	87
England & Wales	
EU Directive 2002/91/EC	87
Very energy efficient - higher running costs	(1-20)
Very energy efficient - higher running costs	(21-30)
Very energy efficient - higher running costs	(31-40)
Very energy efficient - higher running costs	(41-50)
Very energy efficient - higher running costs	(51-60)
Very energy efficient - higher running costs	(61-70)
Very energy efficient - higher running costs	(71-80)
Very energy efficient - higher running costs	(81-90)
Very energy efficient - higher running costs	(91-100)



Not All Agents Are Equal...