



1 Ferndale Road, Lichfield
WS13 7DJ

Downes & Daughters
ESTATE AGENCY

1 Ferndale Road, Lichfield
WS13 7DJ
£325,000

Downes & Daughters is delighted to offer for sale this traditional three bedroom semi detached family home, having benefitted from vast improvement by the current owners, in a desirable central location only a short walk from Morrisons Superstore and the open spaces of Beacon Park. With the benefit of 'side by side' off street parking and potential for extension subject to relevant planning consents, the current owners have updated and reconfigured the property to now offer a luxury bathroom with bath and shower, refitted breakfast kitchen and a downstairs cloakroom. The delightfully bright internal accommodation is stylishly presented and comprises: New porch, entrance hallway, guest cloakroom, impressive living & dining room with log burner, conservatory and an attractive refitted breakfast kitchen on the ground floor and three bedrooms and that luxury refitted bathroom on the first floor. Externally there is a private paved driveway offering 'side by side' parking, single garage with electric roller door and a south facing rear garden with lawn, patio and raised border.

Viewing is essential to appreciate the tasteful presentation of this delightful home and the quality of the new kitchen and bathroom.

GROUND FLOOR

Porch • Entrance Hallway • Guest Cloakroom • Living & Dining Room With Log Burner • Conservatory • Refitted Stylish Kitchen With Breakfast Bar & Door To Garden

FIRST FLOOR

Landing With Airing Cupboard & Access To Boarded Loft • Bedroom One • Bedroom Two • Bedroom Three • Refitted Luxury Bathroom With Separate Shower

OUTSIDE

Paved Driveway • Single Garage With Electric Roller Door • South Facing Rear Garden With Patio & Lawn • Raised Vegetable Garden • Side Storage Area With Secure Gated Access To Front • Timber Storage Shed

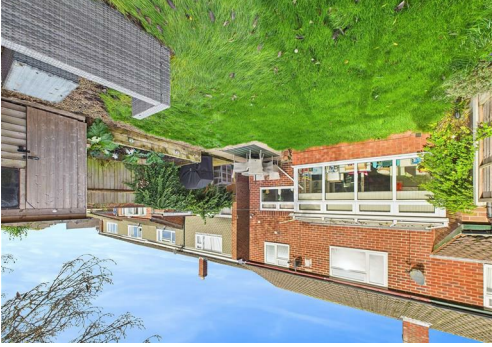
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating C • Upvc Double Glazed Windows • Gas Central Heating





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



Approximate total area
944 ft²
87.6 m²
Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (38-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
85	71	
Current	Minimum	Maximum



Not All Agents Are Equal...