



## **Sandfield Meadow,**

Lichfield, Staffordshire, WS13 6NH

Offers In Excess Of £335,000



**\*\* NO UPWARD CHAIN \*\* VIRTUAL TOUR AVAILABLE \*\*** Newton Fallowell are delighted to offer this well presented detached family home situated in a much sought after location in the heart of Lichfield. The property in brief comprises reception hall, lounge, dining room, fitted kitchen, three bedrooms, family bathroom and an en suite to the master bedroom. Outside there is a driveway, garage and rear gardens. Call now to arrange your viewing!

**Property Information -**

Detached Family Home - The property comprises of three bedrooms, family bathroom, master bedroom en-suite, fitted kitchen, lounge, dining room, driveway to the front, garage and a rear garden.

Measurements - For room measurements please refer to the floor plans.

Viewings - Please contact Newton Fallowell Lichfield. Appointment only.

General Information - Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Services - All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Other Services - Newton Fallowell - Are pleased to offer the following services:-

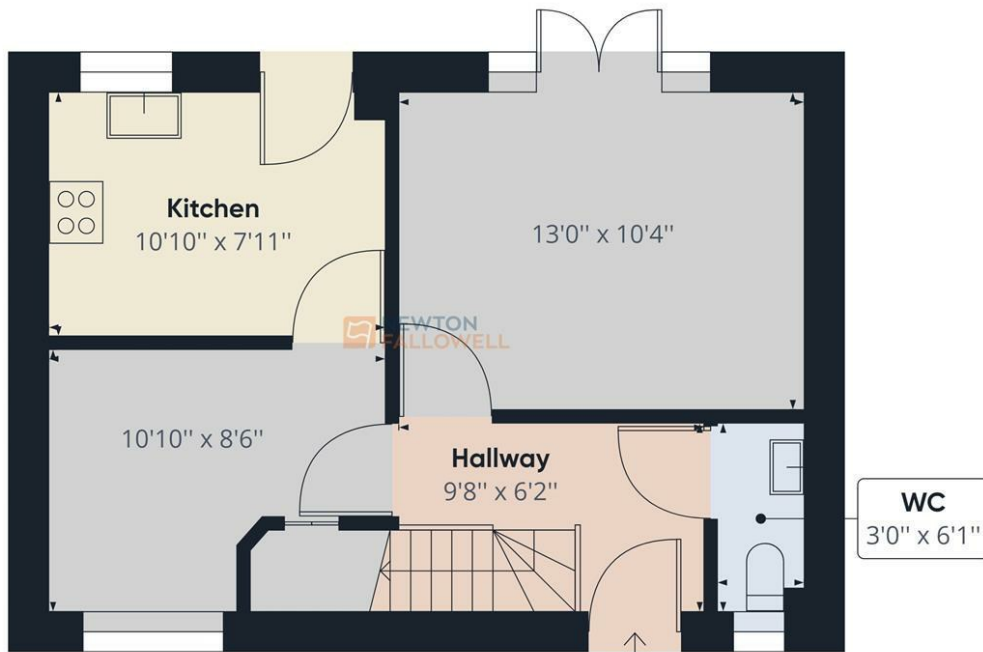
Residential Lettings - If you are considering renting a property or letting your property, please contact us for further information

Mortgages - If you would like advice on the best mortgages available, please contact us for further information.

Want To Sell Your Property - Call Newton Fallowell Lichfield on to arrange your FREE no obligation market appraisal.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.



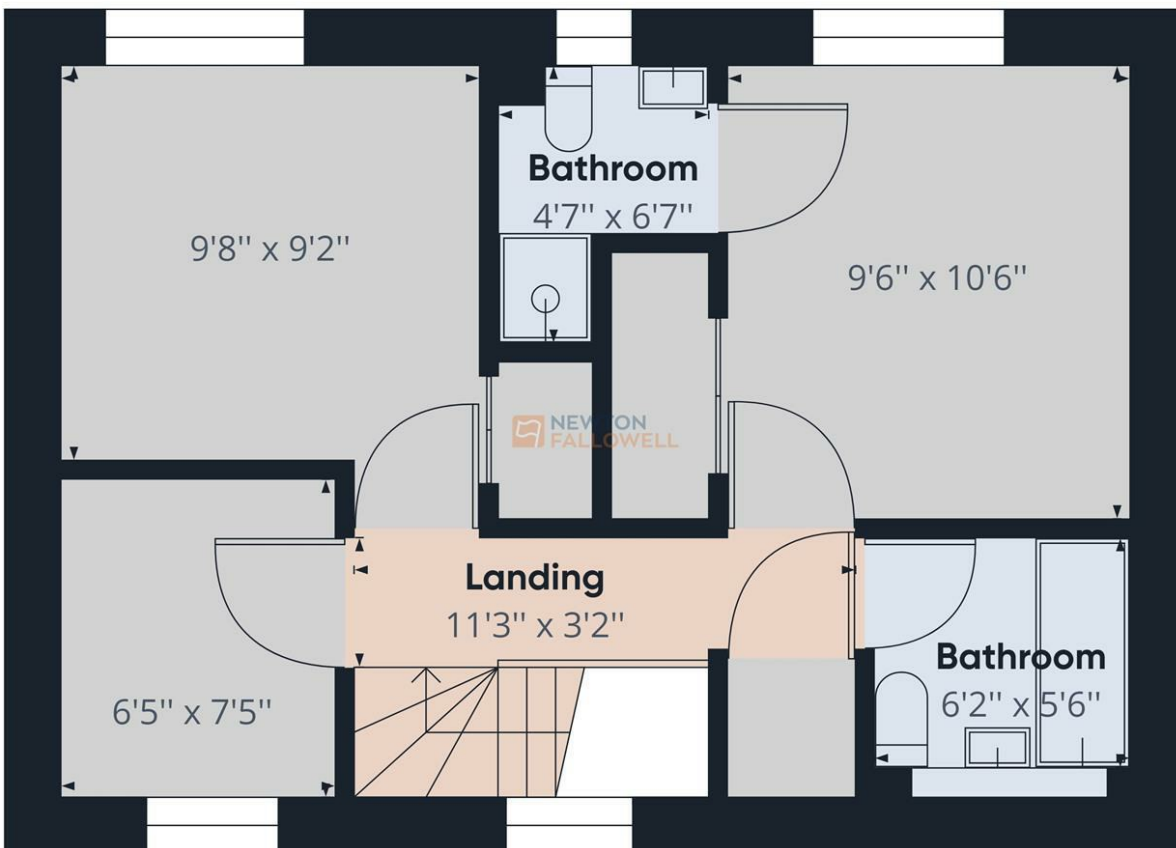
Approximate total area<sup>(1)</sup>  
408.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>  
376.03 ft<sup>2</sup>

(1) Excluding balconies and terraces

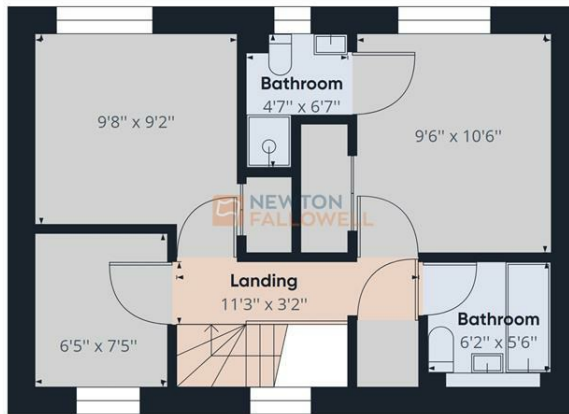
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Floor 1



Floor 0




Floor 1


Approximate total area<sup>(1)</sup>  
784.51 ft<sup>2</sup>

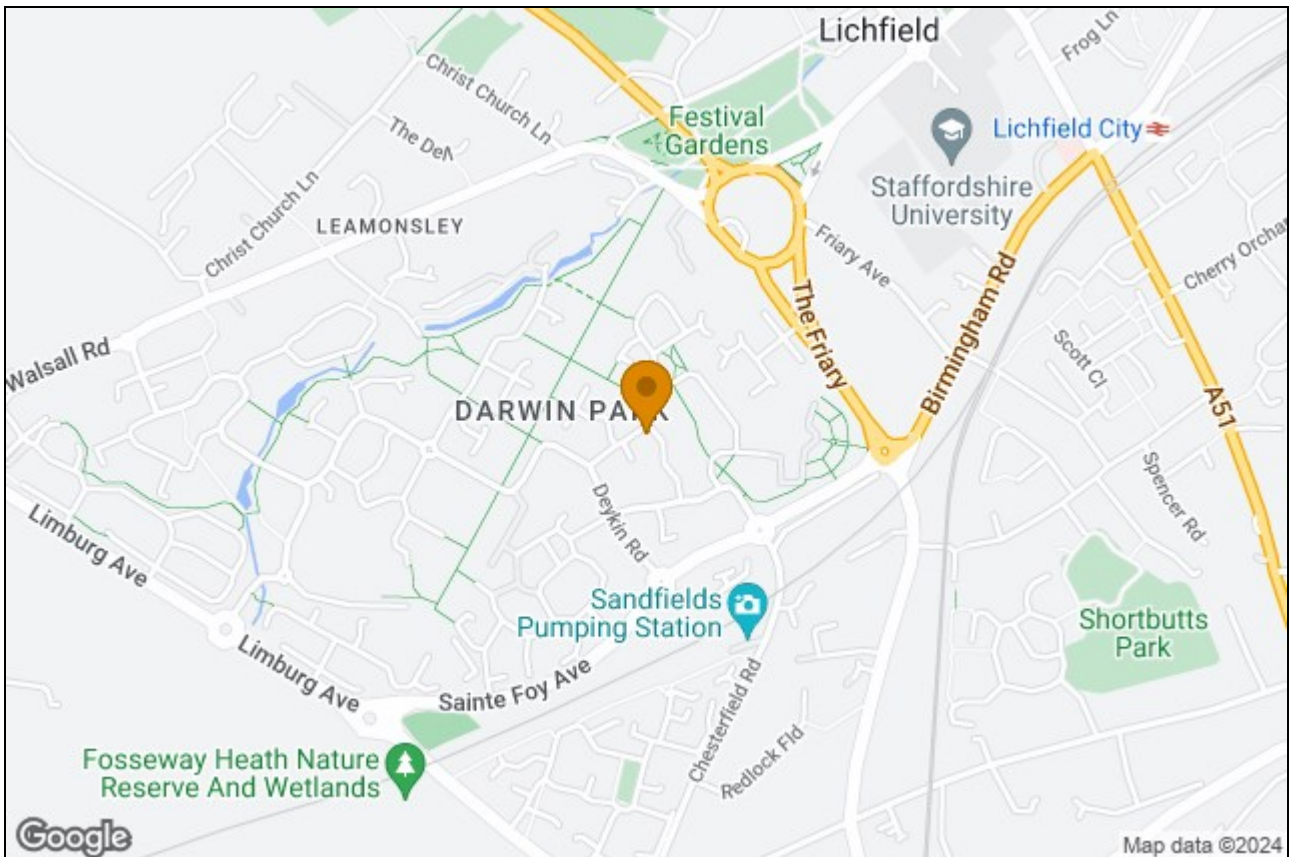
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| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</b>   |                            |   |
| (81-91) <b>B</b>   |                            |   |
| (69-80) <b>C</b>   |                            |   |
| (55-68) <b>D</b>   |                            |   |
| (39-54) <b>E</b>   |                            |   |
| (21-38) <b>F</b>   |                            |   |
| (1-20) <b>G</b>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |



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