



Fecknam Way,
Lichfield, WS13 6AN
£595,000



**** WONDERFUL OPPORTUNITY ** FULLY RENOVATED & EXTENDED ** NO UPWARD CHAIN ** NEWTON FALLOWELL** are delighted to offer this fantastic five bedroom DETACHED family home, situated in a much sought after location of Lichfield. This property in brief comprises of FIVE bedrooms, STUNNING large NEW kitchen family room, SPACIOUS LOUNGE, THREE new bathrooms, LARGE LANDSCAPED garden with spacious patio and large driveway. The property also has brand new electrical installation and a gas central heating system. This charming property will not be available for long, so BOOK YOUR VIEWING to avoid disappointment. **** COLOURED FLOOR PLAN AVAILABLE ****

Property Details

Extended Detached Family Home - The property comprises in brief of five bedrooms, spacious living room, second reception room, extended large kitchen family room, family bathroom, two en suite bathrooms, downstairs w/c, spacious entrance hallway, porch, new gas central heating system, new electrical installation and double glazing. Outside there is a large driveway to the front and landscaped beautiful rear garden with a new spacious patio. For more information please give us a call!

EPC Rating TBC. Bathroom picture coming soon. Porch Also to bed added to the floor plan.

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:-

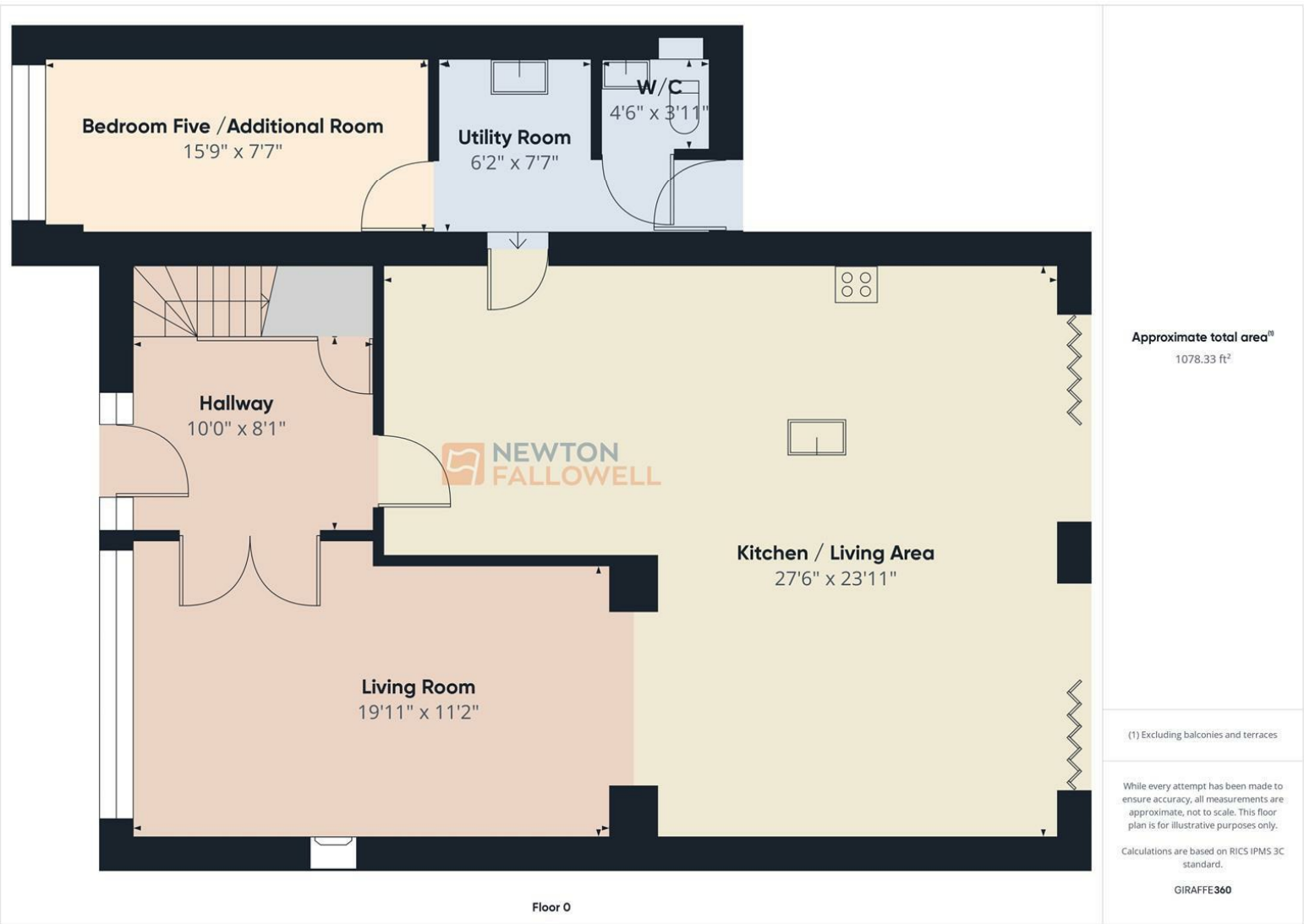
Residential Lettings - If you are considering renting a property or letting your property, please contact us for further information

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 to arrange your FREE no obligation market appraisal.

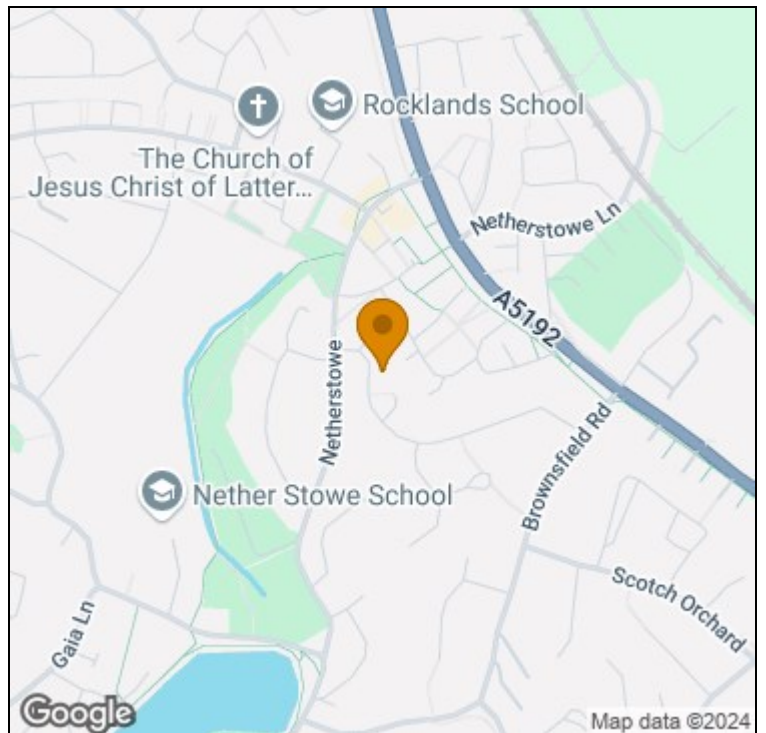
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Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.



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

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



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