

Your local property experts



33 Longbridge Road, Lichfield, WS14 9EN
Offers In Excess Of £450,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL VIEWING AVAILABLE **** JR Properties are pleased to offer For Sale this rare opportunity to acquire this spacious well presented detached family home superbly located on the sought after Longbridge Road.

The property provides superb potential to be extended and enlarged (subject to relevant permissions and regulations).

The property comprises entrance porch, reception hallway, family lounge, dining room, breakfast kitchen and door to side sun room and laundry/W.C. To the first floor are three generously sized double bedrooms, main bathroom and separate W.C.

Externally the property enjoys a generously sized plot with established gardens to both front and rear, two single garages and ample parking to front. Properties in this particular popular location of Lichfield are rare to find so we advise early viewing to avoid disappointment.



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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		
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Not environmentally friendly - higher CO ₂ emissions			
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