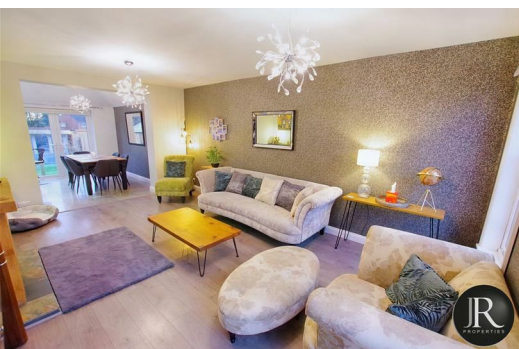


# Your local property experts



**11 The Leasowe, Lichfield, WS13 7HH**  
**Guide Price £450,000**



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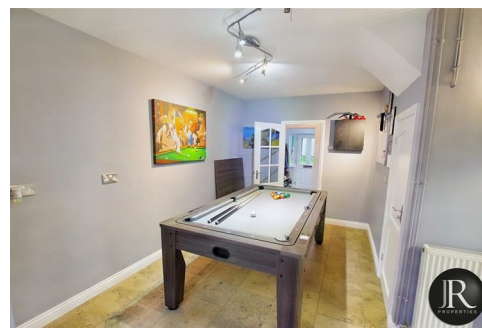
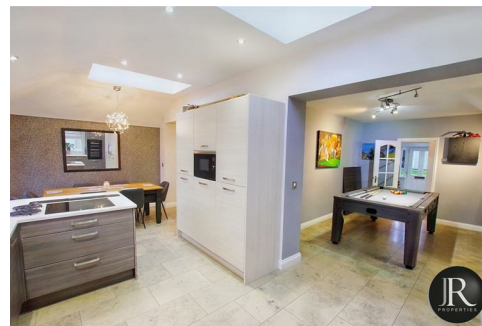
Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

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

**\*\*VIRTUAL TOUR AVAILABLE\*\*** JR Properties are pleased to offer for sale this large extended semi detached property situated on a private corner plot. The property has been significantly improved and altered by the current owner and accommodation is arranged over three floors.

On approaching the property there is an extensive driveway providing off road parking with access to a purpose built double garage. A generous and private front garden leads to the entrance of the property. On the ground floor the accommodation comprises of: hallway, lounge, stunning open plan kitchen with dining area, guest shower room, utility room, further reception room (which could be used as a fourth bedroom) and access to double garage.

On the first floor are three generous bedrooms, family bathroom, bedroom three providing access to the second floor. The second floor consists of bedroom space, dressing area and en-suite shower room. Externally the property has gardens to front and rear with lawns, large decked terrace and garden room with bar.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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>		
Not energy efficient - higher running costs	(1-20)	<b>G</b>	
England & Wales		73	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	<b>G</b>	
England & Wales			
		EU Directive 2002/91/EC	



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