



Station Road, Lichfield WS13 6HZ

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## Station Road, Lichfield WS13 6HZ

This recently refurbished, three bedroomed detached property is located within the City Centre of Lichfield. Conveniently located for transport links and rail links giving easy access to Birmingham and surrounding areas. The accommodation in brief comprises of; Entrance Hallway, Living Room, Kitchen/Diner, First Floor Landing, Master Bedroom with En-suite, two further Bedrooms and a Family Bathroom. Gardens to front and rear and driveway providing off-road parking. EPC rating - C





#### **Entrance**

Accessed via a wooden door into the entrance porch, with a double-glazed obscured window and door giving access into the hallway

#### **Hallway**

having a ceiling light point, radiator and laminate wood effect flooring

#### **Living Room**

with a UPVC double glazed bay window and window to the side, radiator and ceiling light point

#### **Kitchen/Diner**

having a range of wooden base units with marble effect work surfaces and coordinating breakfast bar, Belfast sink with mixer tap, electric hob and oven with extractor fan and a useful understairs storage cupboard. Also having spotlights, radiator, two UPVC double-glazed windows to the side with bifold doors leading into the garden and a UPVC glass door giving access to the side of the property.

#### **First Floor Landing**

having a UPVC double-glazed window to the side aspect and spotlights



#### **Bedroom One**

with a UPVC double-glazed window to the rear aspect, high ceilings with exposed wooden beams, radiator, a fitted wardrobe and access to the en-suite

#### **En-Suite**

with tiles to wall, laminate flooring, spotlights, a UPVC double-glazed obscured window to the side, walk in mains shower cubicle, vanity handwash basin, heated towel rail and a low level WC

#### **Bedroom Two**

having a double-glazed UPVC window to the front and side aspect, original brick feature fireplace, high ceilings with exposed wooden beams, ceiling light point and radiator

#### **Bedroom Three**

having a UPVC double-glazed window to the rear, radiator and high ceilings with exposed beams

#### **Family Bathroom**

having a mains shower over bath, low level WC, vanity handwash basin and LED wall mirror, heated towel rail, tiles to wall and spotlights

#### **Outside**



the rear garden is majority laid to lawn with a patio area and pedestrian footpath, also benefitting from a wooden shed.

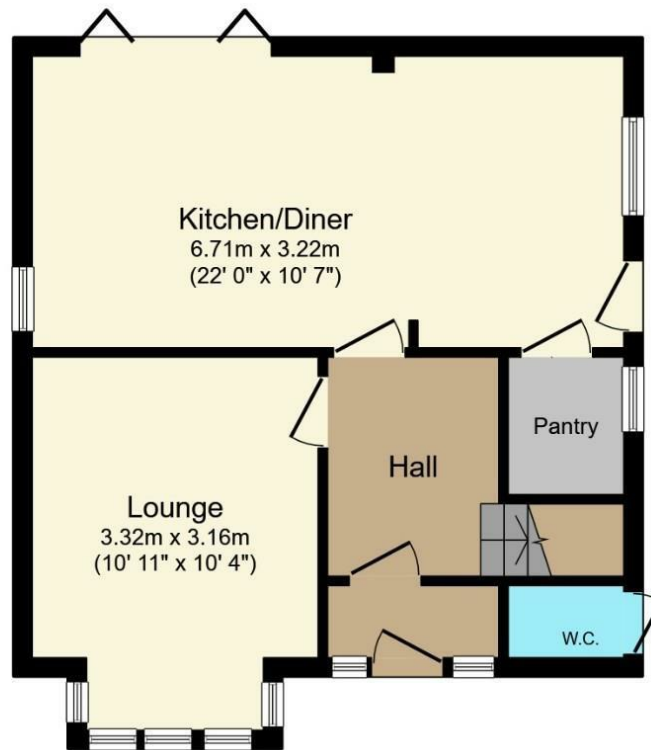
The front of the property is set back from the road with driveway space to the side of the property and a front garden.



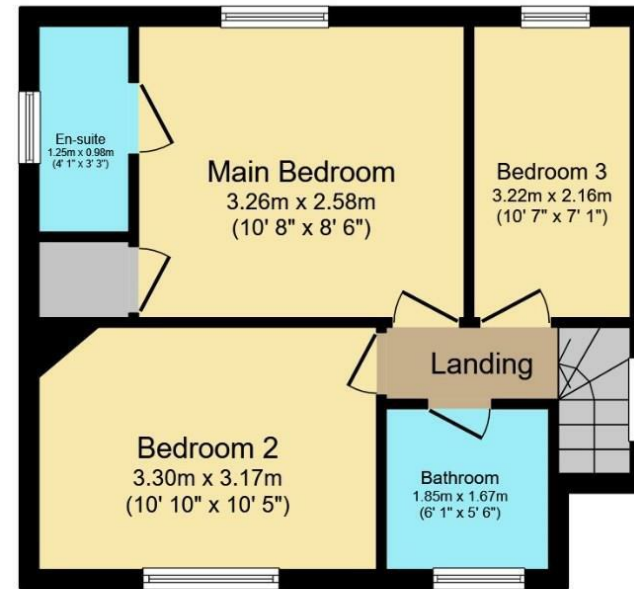


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**Ground Floor**

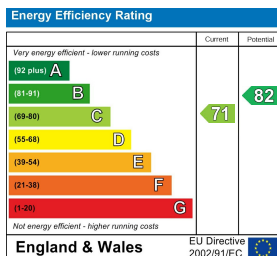


**First Floor**

Total floor area 83.2 m<sup>2</sup> (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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