



72 Giles Road, Lichfield, WS13 7JY

Offers Over £400,000

Nestled in a popular residential area of Lichfield, this fabulous link-detached house offers a perfect blend of contemporary living and spacious comfort. Set on a corner plot, the property has been thoughtfully extended to provide ample room for both relaxation and entertainment.

this property is ideal for hosting guests or enjoying quiet family evenings as the layout is perfectly designed to maximise natural light, creating a warm and welcoming atmosphere throughout the home.

The house boasts three well-proportioned bedrooms, providing plenty of space and storage.

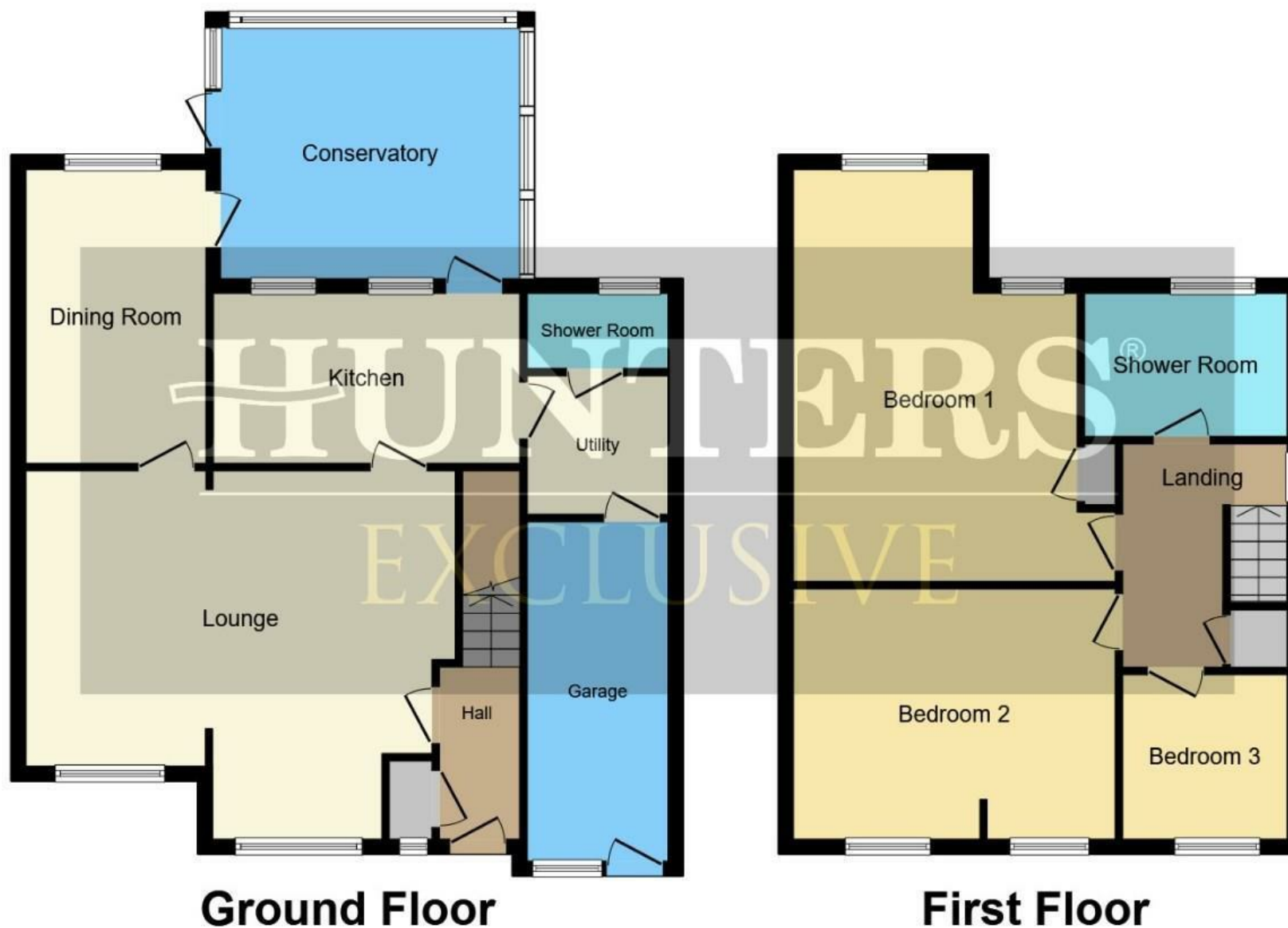
Additionally, there are two shower rooms, equipped with contemporary fixtures.

The exterior of the property is equally impressive, with a spacious garden that offers a perfect setting for outdoor activities or simply enjoying the fresh air. The corner plot provides added privacy and potential for further landscaping or development, should you wish to personalise the outdoor space.

Viewing is highly recommended to appreciate what this property has to offer. EPC rating - D

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Ground Floor

First Floor

Total floor area 143.4 m² (1,543 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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Entrance Hallway

accessed via a UPVC double-glazed door and having a useful fitted storage cupboard. Inset ceiling spotlights, radiator, oak wood flooring and stairs leading to the first floor

Living Room

benefitting from a contemporary fitted electric fire suite. Five wall light points, two radiators, co-ordinated oak wood flooring in part and two UPVC double-glazed windows providing plenty of natural light and overlooking the front aspect

Dining Room

having a ceiling light point, radiator, wood-effect flooring and a UPVC double-glazed window overlooking the rear aspect

Kitchen

fitted with a range of wall and base cabinets with Quartz work surfaces, matching upstands and a co-ordinating counter-top sink and drainer. There are integrated appliances which comprise of; a single Pyrolitic oven with grill as well as a separate combi-oven, four-point induction hob with an extractor hood above, dishwasher, useful bin storage and a refrigerator. Inset ceiling spotlights, coving, part tiling to walls, useful walk-in pantry cupboard, radiator and wood-effect flooring. Open access into the

Garden Room

having UPVC double-glazed units flooding the room with natural light and a glazed roof fitted with integral blinds. Three wall light points, two radiators, wood-effect flooring and UPVC double-glazed doors providing access to the rear garden

Utility Room

having useful wall and base units with roll top work surfaces and space with plumbing for a washing machine and tumble drier. Ceiling light point, part tiling to walls, wood-effect flooring, access into the Garage and access into the

Guest WC/Shower Room

having a corner shower cubicle with a mains powered fitment and a vanity unit housing the hand wash basin and push button WC. Ceiling light point, extractor fan, aqua panelling to the walls, radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

First Floor Landing

fitted with a useful airing cupboard which also houses the central heating boiler. Ceiling light point, coving, access to the partially boarded loft via a drop down ladder and having a light point, radiator and a UPVC double-glazed window to the side aspect

Master Bedroom with Bath

benefitting from a range of fitted wardrobes providing ample hanging and storage space as well as a good-sized storage cupboard. Ceiling light point, coving, wall light fitment, two radiators and two UPVC double-glazed windows overlooking the rear aspect. The room also benefits from a free-standing bath with a floor mounted mixer tap and shower hose. There is also an extractor fan.

Bedroom Two

again benefitting from fitted wardrobes. Two ceiling light points, coving, two radiators and two UPVC double-glazed windows overlooking the front aspect

Bedroom Three

with a fitted wardrobe providing further storage. Ceiling light point, coving, radiator and a UPVC double-glazed window to the front aspect

Family Shower Room

having a walk-in shower with a mains powered fitment and aqua panelling to the walls, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, fitted storage units, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

Garage Store

accessed from the front of the property via a UPVC double-glazed door and having lighting, power and a door into the Utility Room

Outside

the property sits back from the road and occupies an enviable corner plot with a block paved driveway providing off-road parking for several vehicles. There is a lawn with well established shrubs and a mature hedged boundary to one side, useful outside power socket and a pedestrian gate which gives access to the rear of the property

the attractive rear garden has a manicured lawn with well stocked, raised borders. There is a block paved patio and pathway perfect for providing seating areas aswell as a slab paved dining area. The garden further benefits from outside power sockets and a water tap. To the side of the property is a timber storage shed and a further lean-to store which has light and power.

