



26 Fotherley Road, Lichfield, Staffordshire, WS14 0NJ
Offers In The Region Of £825,000

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EXCLUSIVE



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**Offers In The Region Of
£825,000**

a fabulous opportunity to acquire a property on one of Shenstone's most sought after roads with plenty of potential to extend and improve (stpp). Positioned on a generous plot and offered for sale with no upward chain this detached three bedroomed property boasts good-sized reception rooms and a large tandem garage which again gives the option to convert and increase the square footage of the house. Shenstone is a desirable village with a railway station giving access into Birmingham as well as other transport links. There is a GP practice, post office, local shops, pubs and eateries. In brief, the accommodation comprises of; Entrance Lobby, Reception Hallway, Living Room, Conservatory, Dining Room and a Kitchen. First Floor Landing, Master Bedroom with a vanity hand wash basin, two further Bedrooms, a Family Bathroom and Further WC. Driveway and Garden to the front, Patio Terrace and Garden to the rear. Large Tandem Garage with Utility Space and WC. Viewing appointments are available now and this property wont be available for long. EPC rating - E





Entrance Lobby

accessed via a wooden front entrance door and having a ceiling light point and tiled floor. Wood and glazed door into the

Reception Hallway

having two fitted storage cupboards with shelving and an alcove to the rear providing plenty of storage space for coats and shoes. Ceiling light point, coving, two wall light points, radiator, stairs leading to the first floor and a window overlooking the rear garden

Living Room

having a feature stone effect fireplace and hearth with an inset gas fire. Ceiling light point with a decorative ceiling rose, coving, two radiators, dual aspect windows providing plenty of natural light to the front and side and French doors into the

Conservatory

being constructed with a brick base and double-glazed units with a radiator and French doors on to the rear garden

Dining Room

having a lovely feature brick fireplace with an open chimney. Ceiling light point with a decorative ceiling rose, coving, useful serving hatch into the Kitchen, radiator and a window to the front aspect



Kitchen

fitted with a range of wall and base units, roll top wood effect work surfaces and an inset acrylic sink and a half with drainer. Electric oven, hob with extractor hood above, fridge and a dishwasher. Ceiling strip light, coving, part tiling to walls, radiator, tiled floor, window overlooking the rear garden and a door into the Garage

First Floor Landing

approached via a return flight staircase with a window overlooking the rear aspect. Ceiling light point with a decorative ceiling rose, loft access, coving, radiator and a useful fitted storage cupboard with shelving and the hot water cylinder

Bedroom One with hand wash basin

benefitting from two fitted wardrobes providing hanging and storage space. Ceiling light point with a decorative ceiling rose, coving, two radiators, useful vanity hand wash basin with a tiled splash back and multi aspect windows to the front, side and rear

Bedroom Two

having a ceiling light point, radiator and a window to the front aspect

Bedroom Three

having a fitted single wardrobe. Ceiling light point, radiator and a window to the front aspect



Family Bathroom

having a panelled bath with an overhead mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, tiling to the walls, radiator with a chrome towel rail, tiled floor and a window to the rear aspect

WC

having a close-coupled WC. Ceiling light point, fully tiled and with a window to the rear aspect

Garage and Utility Space with WC

the garage can be accessed via the electric up and over door or a personnel door from the side of the property and it has three ceiling strip lights, power sockets and a UPVC door into the rear garden

There is a Utility space which has fitted base units and a stainless steel sink with drainer, appliance spaces for a washing machine, tumble drier and a fridge-freezer, wall mounted central heating boiler and a window to the side

There is also a useful cloakroom having a hand wash basin and a close coupled WC. Ceiling light point, tiled walls and floor and a UPVC double-glazed window to the rear aspect



Outside

the front of the property sits back from the road with a sweeping tarmac driveway which provides parking for several vehicles, lawn, well established hedges, shrubs and trees and timber fencing. There is access to both sides of the property via pedestrian gates, one leading into the rear garden and one giving access into the garage.

the rear garden is well stocked with mature trees, hedges and a lawn with an arbour and timber screen fencing. There is a paved patio seating area and a fabulous paved terrace across the rear which is perfect for entertaining. Useful outside water tap and access down one side of the property.

AGENTS NOTE

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information.

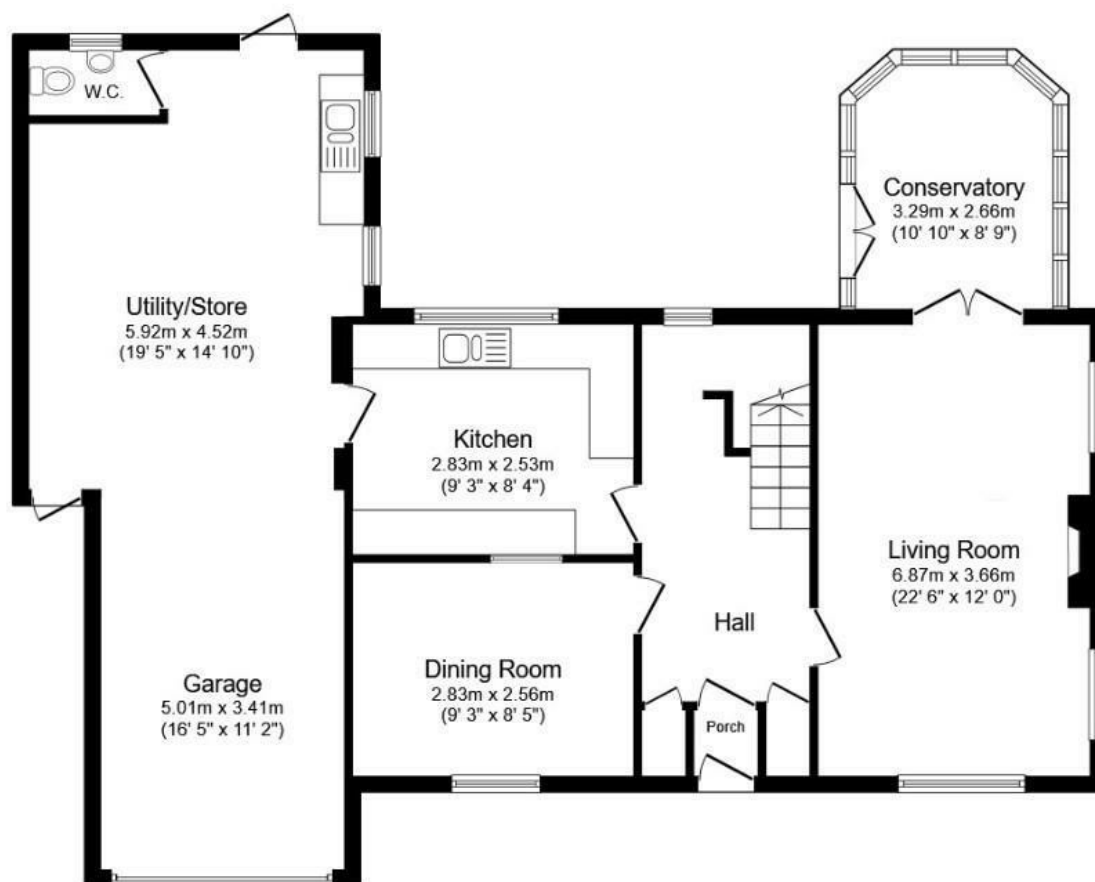


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	79
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

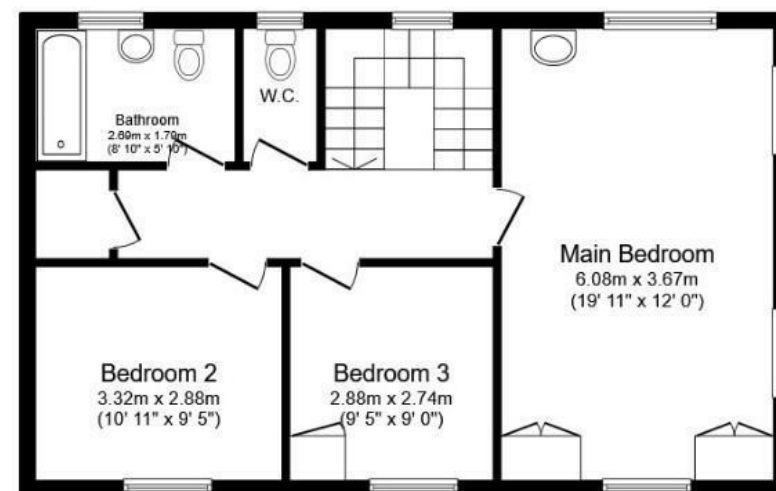
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor

Floor area 112.9 sq.m. (1,215 sq.ft.)



First Floor

Floor area 60.4 sq.m. (650 sq.ft.)

Total floor area: 173.3 sq.m. (1,865 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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