



Harman Drive, Lichfield, WS13 8FF

Offers in Excess of £280,000

Welcome to Harman Drive and this beautifully presented modern property set in the desirable Darwin Park area of Lichfield within easy reach of local amenities, schools for all ages and a short, picturesque walk to the centre of Lichfield.

Offered with NO ONWARD CHAIN this perfect First Time Buyer's property comprises of an entrance hallway, a laundry room (formerly the guest cloakroom) and a fitted kitchen with an open view of the living room and garden beyond.

The living room has ample space for relaxing and dining and French doors lead out to the patio area.

Upstairs are two double bedrooms, both with built-in storage, and the main bathroom has a shower over the bath.

To the outside is a beautifully maintained rear garden with a rear gate accessing the allocated parking and garage.

Call Paul Carr Lichfield to arrange an appointment to view!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Lichfield District Council.

Services Connected: Gas, Electric, Water, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800 or via lichfield@paulcarrestateagents.co.uk



Entrance Hall
3.23m (10'7") x 1.96m (6'5")

Laundry Room
1.46m (4'9") x 0.86m (2'10")

Kitchen
2.56m (8'5") x 2.13m (7')

Living Room
4.93m (16'2") x 4.19m (13'9") max

Landing
2.04m (6'8") x 2.01m (6'7")

Bedroom 1
4.19m (13'9") x 2.90m (9'6")

Bedroom 2
4.19m (13'9") x 2.47m (8'1")

Bathroom

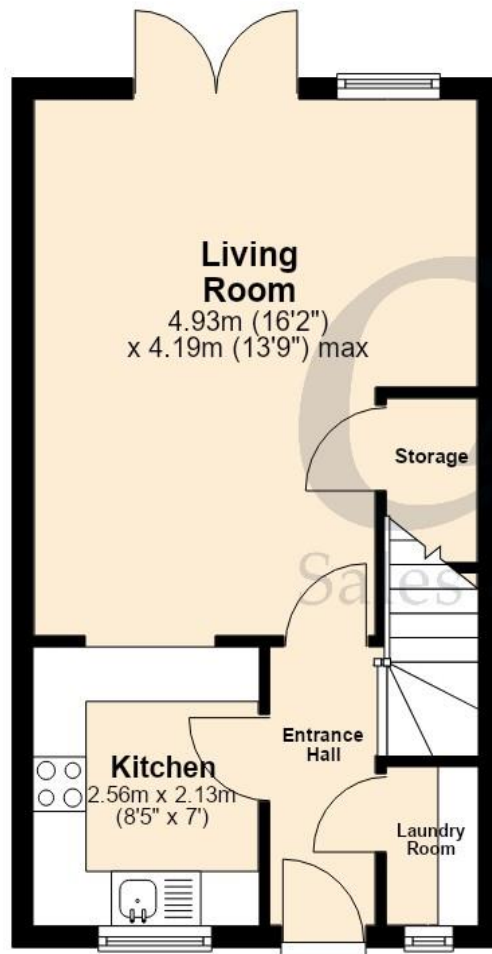




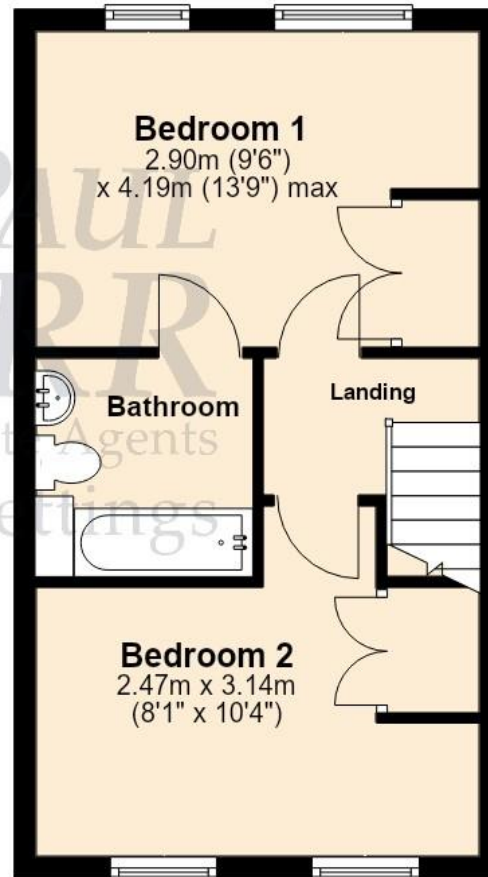
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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