



Thomas Lane,
Lichfield, WS13 7TD

£250,000

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Situated in Thomas Lane, on the Saxongate development in Lichfield, this beautifully presented two-bedroom home features views over greenery to the front and offers stylish, contemporary interiors and move-in-ready accommodation throughout. The property is nicely positioned off the road featuring views over green areas and benefitting from two parking spaces. This lovely property would be perfect for first time buyers and allows prospective buyers of all ages to settle straight in and enjoy, with an open-plan lounge/dining area and two good-sized bedrooms upstairs.

The ground floor opens into an entrance hall with useful storage and a convenient downstairs WC. The modern fitted kitchen features sleek white units and fitted appliances. To the rear, the spacious lounge/diner provides an inviting setting for both relaxing and entertaining, with French doors opening directly onto the garden and allowing natural light to enhance the living space. Upstairs, two well-proportioned bedrooms offer comfortable and versatile accommodation, with the second bedroom equally suited to guests, a nursery or a home office. A refitted, contemporary shower room and built-in storage for both bedrooms complete the first-floor layout. Externally, the enclosed, low maintenance rear garden is fully paved to the boundaries providing an excellent space for outdoor dining or entertaining. A side gate leads to the to the front where a paved pathway creates an attractive approach and allocated off-road parking for two vehicles adds further convenience.

Offering modern, move-in-ready accommodation, this home is not to be missed. Call Paul Carr Lichfield today to arrange your viewing today!





Property Specification

Modern Semi-Detached Home
Move-In Ready
Ground Floor WC
Driveway Parking
Modern Development Close to Amenities in
Lichfield

Entrance Hall

3.12m (10'3") x 2.09m (6'10") max

Kitchen

3.12m (10'3") x 1.57m (5'2")

Lounge/Diner

4.45m (14'7") x 3.76m (12'4") max

WC

Landing

Bedroom 1

3.76m (12'4") max x 2.54m (8'4")

Bathroom

Bedroom 2

3.76m (12'4") max x 2.53m (8'3")

Agent's Note:

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. Came on the market:

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.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: B

Tenure: Freehold

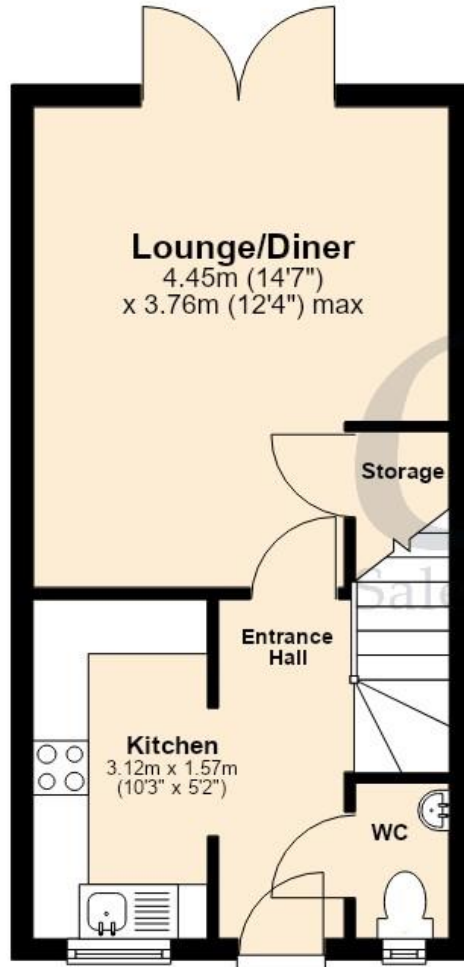
Service Charge: £340 per annum

Floor Plan

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

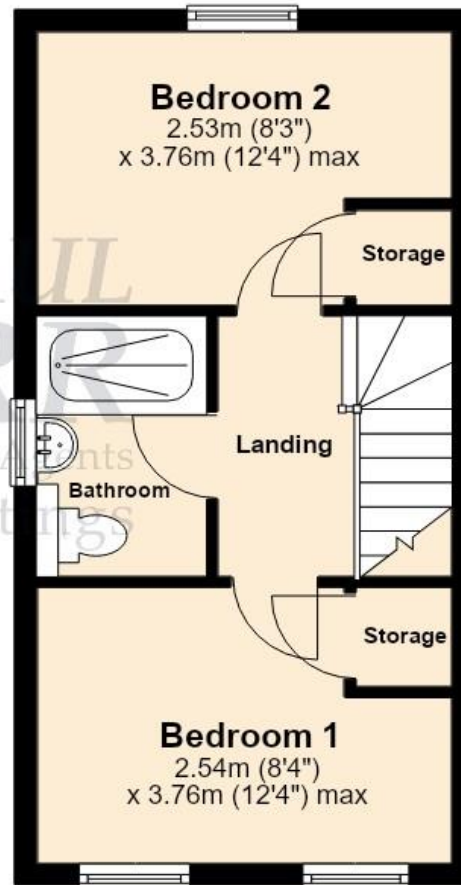
Ground Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.3 sq. feet)



Total area: approx. 57.7 sq. metres (620.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

