



Fern Croft,
Lichfield, WS13 7DQ

Offers in the Region Of £350,000

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Welcome to Fern Croft and this spacious link-detached family home located in a cul-de-sac close to facilities in Lichfield and within walking distance of Beacon Park, local shops and schools and within easy reach of the vibrant centre of Lichfield.

Set behind a driveway and garage the property has an entrance hallway with a guest cloakroom.

The generous through-lounge dining area has ample space for families and a conservatory further space for relaxing or a home office if required.

The fitted kitchen has integrated appliances, and a side leads to the laundry room and garage.

Upstairs are three good-sized bedrooms, one with built-in wardrobes, and a family bathroom.

To the rear is a private garden with a patio area ideal for outside dining and an enclosed garden perfect for families.

This lovely property offers excellent potential, is centrally located in a sought after area of Lichfield and is offered with NO ONWARD CHAIN. Call Paul Carr Lichfield to arrange a viewing!



Property Specification

Link-Detached Family Home Located Close to Beacon Park
Cul-de-Sac Near to Local Schools
Driveway & Garage
Through Lounge/Diner & Conservatory
Three Bedrooms



Hall

WC

Lounge/Diner
7.34m (24'1") x 2.89m (9'6")

Kitchen
3.95m (12'11") x 2.56m (8'5")

Conservatory

Laundry Room
2.32m (7'7") x 1.35m (4'5")

Garage

Landing

Bedroom 1
3.81m (12'6") x 3.71m (12'2")

Bedroom 2
3.43m (11'3") x 2.74m (9')

Bedroom 3
2.95m (9'8") max x 2.23m (7'4")

Bathroom

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: D

Tenure: Freehold

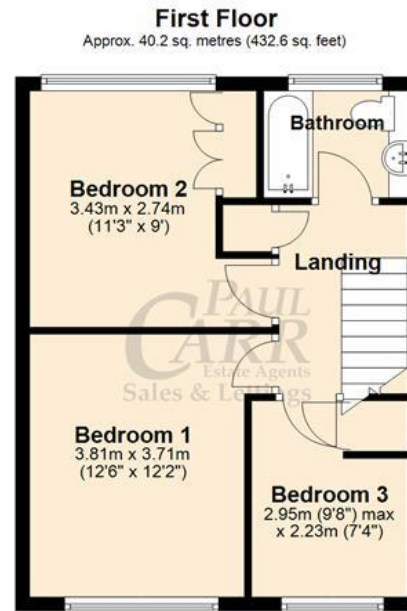
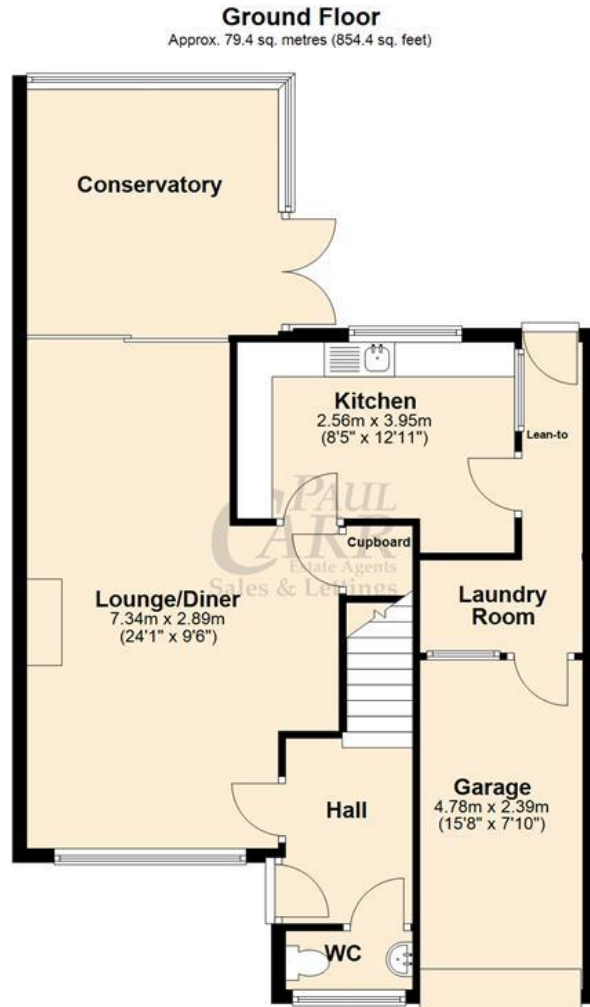
Agent's Note:

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: 21st March 2026

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 £40 + VAT (£48 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.

Floor Plan

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



Total area: approx. 119.6 sq. metres (1287.0 sq. feet)

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

