



Lichfield Drive | Stafford | ST18 0SX  
Offers In The Region Of £385,000



## Summary

**\*\* SOUGHT AFTER VILLAGE LOCATION \*\* CORNER PLOT \*\* THREE BEDROOMS \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* LIVING DINING ROOM \*\* MODERN FITTED KITCHEN \*\* DETACHED SINGLE GARAGE \*\* OFF ROAD PARKING \*\* CLOSE TO AMENITIES \*\* VIEWING ESSENTIAL \*\***

WEBBS ESTATE AGENTS are pleased to market this beautifully presented, three bedroom detached bungalow, located in a popular area of Great Haywood on Lichfield Drive. Viewing of the property is essential to fully appreciate the deceptive accommodation on offer. Located close to amenities, useful transport links, Canal Side Cafe and a short walk to the Shugborough Estate. The internal accommodation briefly comprises; entrance hallway, living dining room, second reception room, three bedrooms and a family bathroom. The property also benefits from a good size rear garden and a detached single garage.

## Key Features

- SOUGHT AFTER VILLAGE LOCATION
- THREE BEDROOMS
- LIVING DINING ROOM
- DETACHED SINGLE GARAGE
- CLOSE TO AMENITIES
- CORNER PLOT
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- OFF ROAD PARKING
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

### Living Room

20'3 x 11'10 (6.17m x 3.61m)

### Dining Room

6'0 x 13'0 (1.83m x 3.96m)

### Kitchen

11'6 x 10'4 (3.51m x 3.15m)

### Snug

9'0 x 12'11 (2.74m x 3.94m)

### Bedroom 1

10'10 x 9'11 (3.30m x 3.02m)

### Bedroom 2

9'10 x 9'11 (3.00m x 3.02m)

### Bedroom 3

8'10 x 6'7 (2.69m x 2.01m)

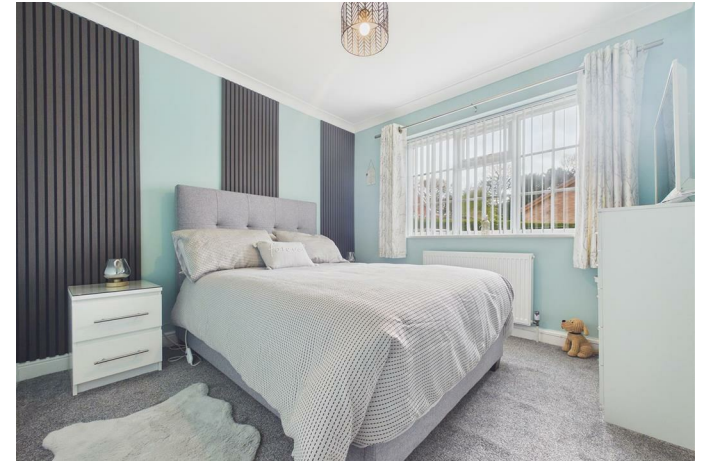
### Bathroom

6'9 x 6'7 (2.06m x 2.01m)

### Garage

### Identification Checks (R)







Approximate total area<sup>(1)</sup>  
 994 ft<sup>2</sup>  
 92.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
105.00	A	10.00	B
100.00	B	10.50	C
95.00	C	11.00	D
90.00	D	11.50	E
85.00	E	12.00	F
80.00	F	12.50	G
75.00	G	13.00	G

Energy Efficiency Rating: 81 (Band B) | Environmental Impact (CO<sub>2</sub>) Rating: 8 (Band B)

England & Wales EU Directive 2002/91/EC | England & Wales EU Directive 2002/91/EC