11 St. Marys Road,
Lichfield WS13 7RF
Downes & Daughters
ESTATE AGENCY

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11 St. Marys Road, Lichfield WS13 7RF £315,000

A well presented three bedroom link detached family home in this popular residential location only moments away from the popular Lichfield Sports Club and the recently opened Lichfield Leisure Centre and swimming pool. Offered for sale in immaculate condition delightful home comprises: Entrance hallway with storage cupboard, living room, kitchen and dining room on the ground floor with the first floor boasting three bedrooms and a modern family bathroom. Externally there is block paved private off street parking, a single garage and a good sized lawned rear garden with patio seating area and great levels of privacy.

Viewing is essential to appreciate the charm of this happy family home and its desirable position within the road.

GROUND FLOOR

Entrance Hallway With Large Storage Cupboard • Living Room • Kitchen • Dining Room With Door To Rear Garden

FIRST FLOOR

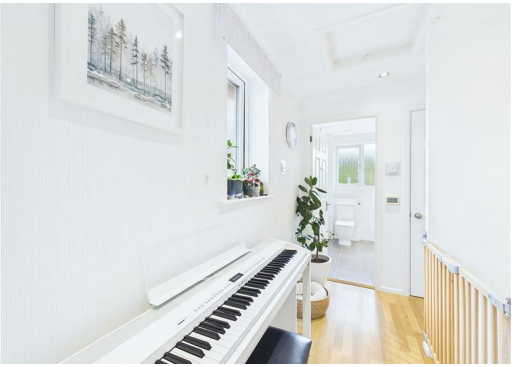
Landing • Bedroom One • Bedroom Two (built in cupboard) • Bedroom Three • Bathroom

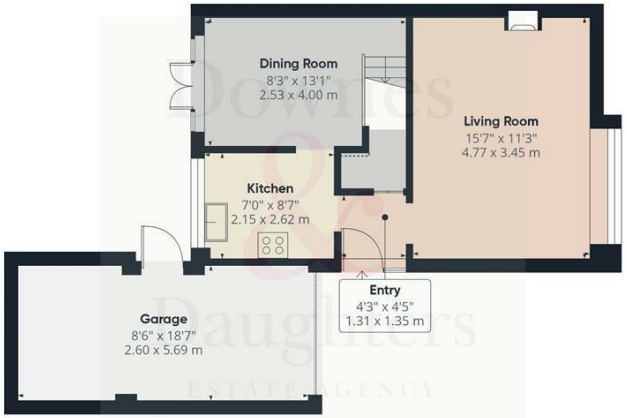
OUTSIDE

Block Paved Private Driveway • Single Garage • Good Sized Lawned Rear Garden • Patio Seating Area, Shaped Lawn, Established Trees & Shrubs • Water Feature • Storage Shed

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band C • All Mains Services • Upvc Double Glazing





Floor 0

Floor 1

Approximate total area(1)

892 ft²

82.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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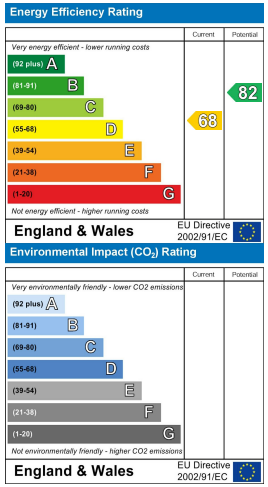

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www.downesanddaughters.co.uk

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