

£249,950
ASKING PRICE

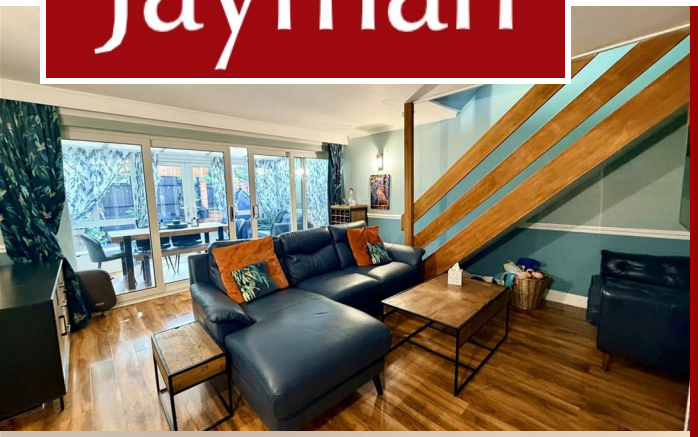
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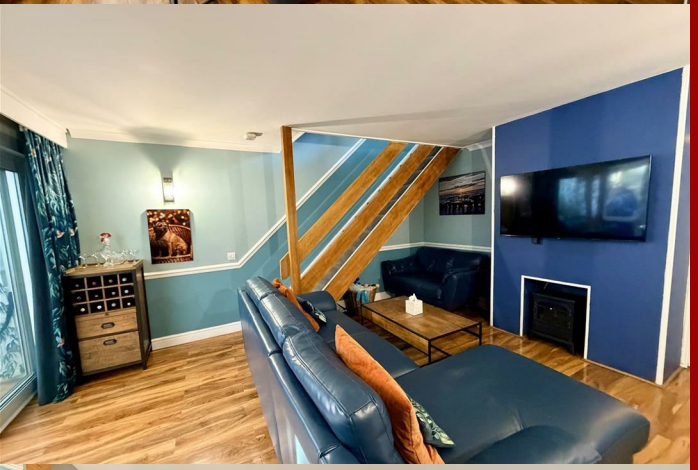
Smithfield Rise, Lichfield

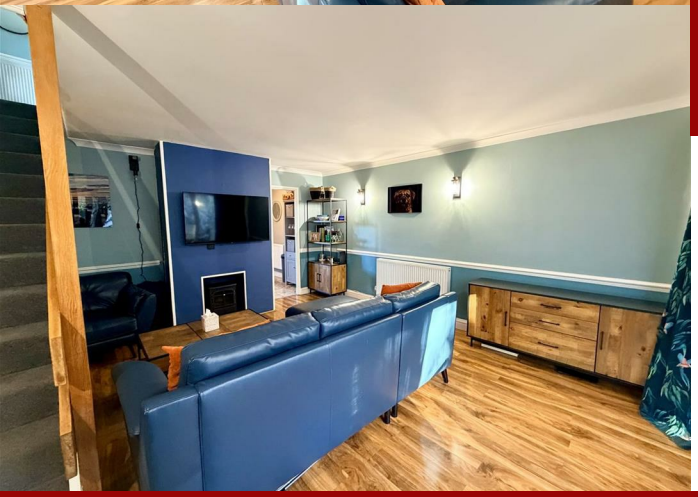
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2 Smithfield Rise, Lichfield, WS13 6SG

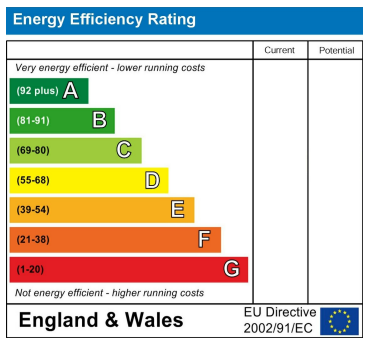






- Great location
- Well presented throughout
- 3 bedrooms
- Modern fitted kitchen
- Spacious living room
- Large conservatory / dining room
- Modern refitted bathroom
- Rear garden
- EPC TBC
- Council Tax Band B

Jayman offer this immaculately presented three bedroom house on Smithfield Rise for sale.
With modern fitted kitchen, spacious living room areas, private rear garden, three good sized bedrooms and refitted bathroom.





2 Smithfield Rise, Lichfield, WS13 6SG

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Smithfield Rise, Lichfield
2, Smithfield Rise is located on a quiet road just off Partridge Croft.
Being presented immaculately throughout, the property offers the following accommodation;

Porch
Useful porch providing storage and coat racks leads to the inner lobby.

Inner lobby
With door leading to the Living room to the rear and being open to the Kitchen.

Kitchen
9'10" x 8'10"
Modern fitted kitchen with a range of storage cupboards, sink and drainer, space and plumbing for appliances and window to the front.

Living Room
14'7" x 14'0"
Spacious living room with doors leading to the conservatory, stairs to the first floor and good sized seating area.

Conservatory / living room
7'6" x 14'1"
Being set out as a dining room with doors leading to garden.

First floor
Landing with airing cupboard and doors leading to;

Main Bedroom
8'4" x 11'8"
Double bedroom with window to the front and built in wardrobes.

Bedroom 2
8'5" x 11'5"
Double bedroom with window to the rear.

Bedroom 3
8'11" x 5'9"
Single bedroom with window to the rear.

Bathroom
Refitted bathroom with suite comprising of bath with shower above, wash hand basin and WC.

Garden
Private well maintained rear garden area with access to rear passage for bins etc.

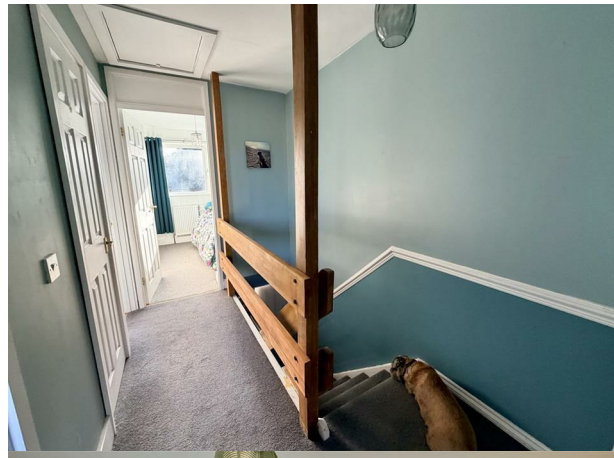
Lichfield
Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Disclaimer and AML checks
MONEY LAUNDERING REGULATIONS
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

1: These particulars do not constitute part or all of an offer or contract.
2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3: Potential buyers are advised to recheck the measurements before committing to any expense.
4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

Do you have a property to sell?
Our proactive, and personalised approach to selling property helps our clients achieve the best price for their property.
Speak to us to arrange a free valuation of your property and let us help you get more for your property.

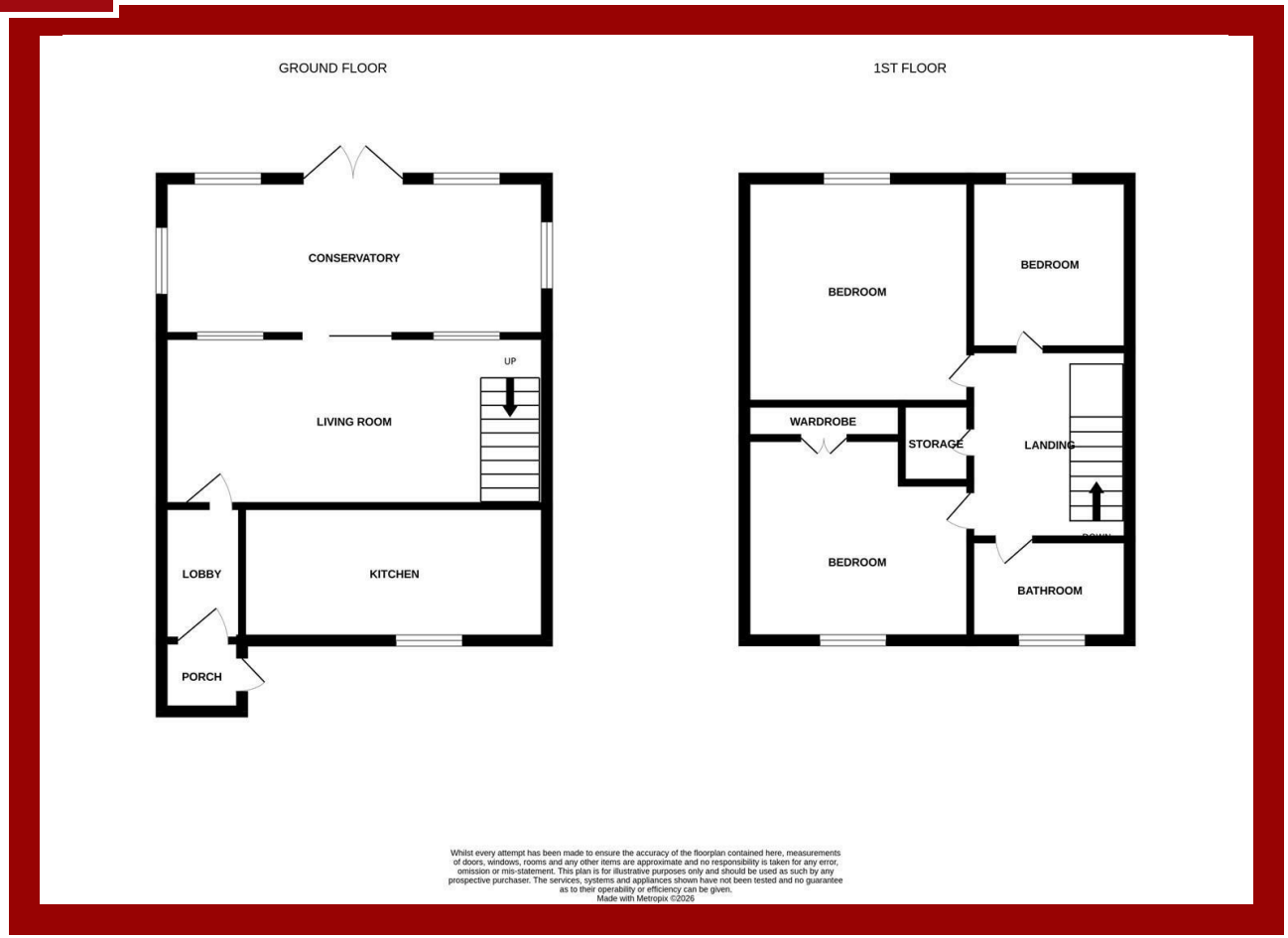






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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.