



## 8 Erasmus Way, Lichfield, WS13 7AW

Offers over £475,000

- Detached Bungalow
- New Fitted Kitchen
- Double Garage
- Delightful Rear Outlook
- New Bathroom & En Suite Bathroom
- Recently Refurbished
- Large Living Room

# 8 Erasmus Way, Lichfield WS13 7AW

This wonderful detached bungalow is situated in the heart of Lichfield. Set in a wonderful position with great rear access to and overlooking Beacon Park, the property has been refurbished to a high standard throughout. A modern design combined with retro features give the home a fabulous feel.

The property in brief includes :- Entrance Hall, Living Room. Fitted Kitchen, Master Bedroom with En Suite, Bedroom 2, Bathroom and Double Garage. The rear garden has a beautiful natural window through to Beacon Park and is a perfect place to relax and enjoy the peace and quiet. To the front there is a lawned area and driveway.

Ideal for those wishing for single floor living or downsizing Erasmus Way is perfect choice offering tranquility within easy walking distance to the vibrant city centre.

Purchaser Fee

This property is subject to a buyers fee of 1% plus VAT of the selling price which is payable by the purchaser on exchange of the sale and is to be a condition of the sale.



Council Tax Band: D



Entrance Hallway

Bathroom

7'6" x 5'6"

Living Room

16'6" (max) x 15'9"(max)

Fitted Kitchen

11'9" x 8'11"

Bedroom 1

13'1" x 10'10"

En Suite

7'2" x 4'11"

Bedroom 2

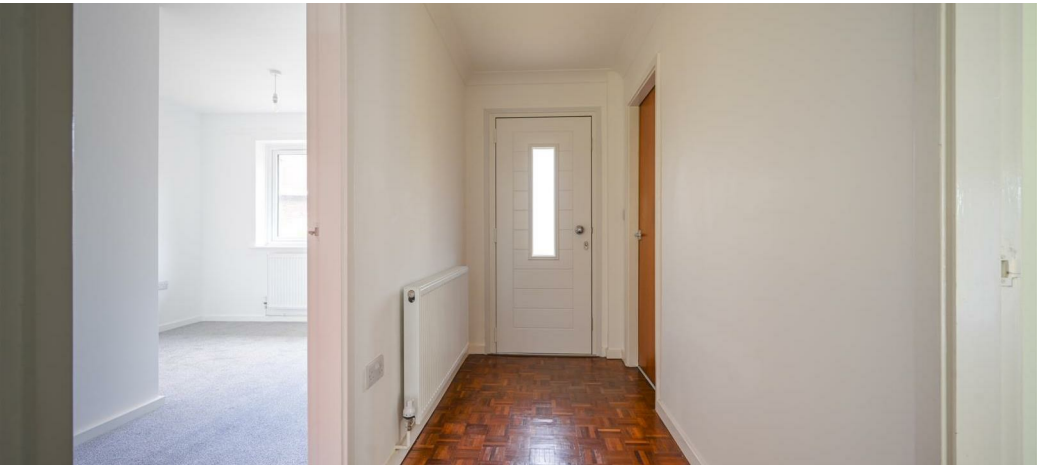
12'11" (max) x 10'2"

Integral Garage

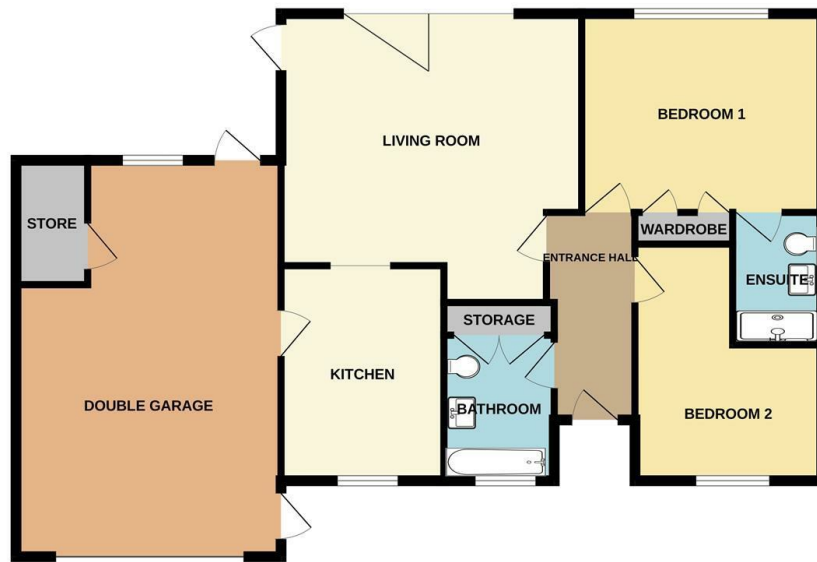
21'8" x 14'6"

Rear Garden & Driveway

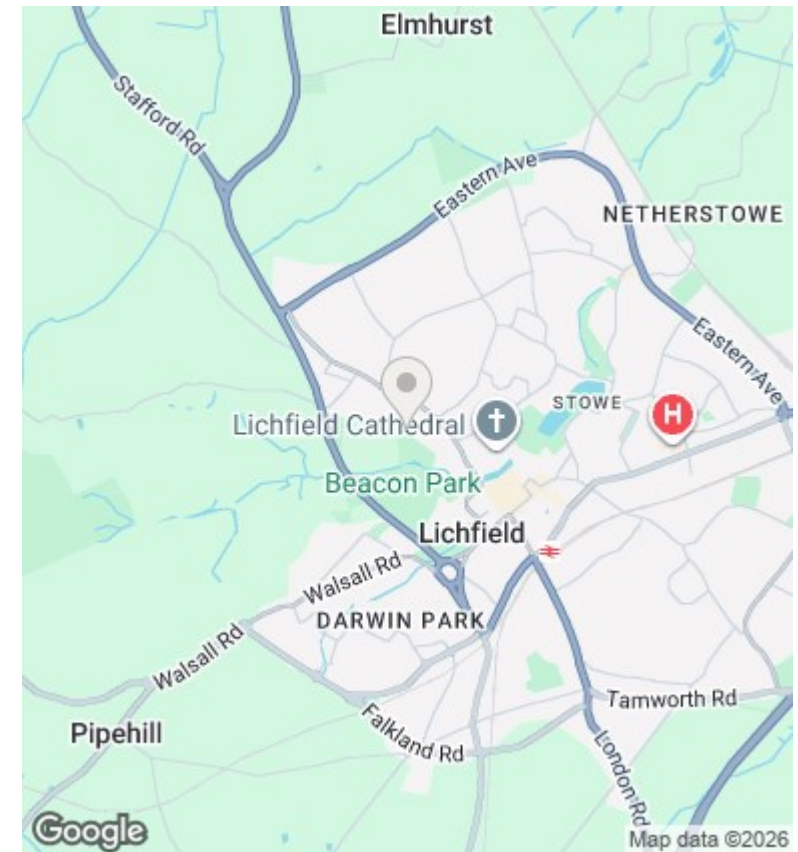




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

## Council Tax Band

D

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         | 86        |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 61      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |