



# Swan Road, Lichfield, WS13 6TU - No Upward Chain

£285,000

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Discover this exquisitely presented two-bedroom coach house on Swan Road, Lichfield, offered with no upward chain, featuring a contemporary fitted kitchen, luxurious bathroom, and a spacious garage, all set within an attractive plot.

Situated in a highly convenient area of Lichfield, Swan Road offers excellent access to local amenities including shops, schools, and well-regarded leisure facilities. Lichfield's historic city centre provides a diverse range of shopping, dining, and cultural opportunities. The property benefits from superb transport links, with easy access to major road networks and local bus services, making commuting straightforward. Nearby parks and green spaces offer opportunities for outdoor activities and relaxation.

Upon entering, a welcoming entrance hall with practical built-in storage sets the tone for this pristine home. The beautifully appointed kitchen boasts integrated appliances and stylish finishes, creating a functional and elegant space for everyday living. The bright living room, featuring a contemporary media wall, provides a comfortable area for relaxation and entertaining. This home offers two generously sized bedrooms, with the master benefiting from a dedicated wardrobe area and attractive panelled feature walls. The luxurious bathroom is a true highlight, featuring a freestanding bathtub and a walk-in shower with elegant gold fittings. Outside, the attractive plot with two parking spaces, and a spacious garage with power and lighting.

This ready-to-move-into home presents an ideal opportunity for those seeking comfortable and stylish bungalow living in a desirable Lichfield location—early viewing is highly recommended.

We understand the property to be leasehold with 104 years left remaining. We have been advised that there is £150 ground rent paid annually, and £1,400 paid annually service charge. These figures have been provided in good faith and should be verified by a purchasers solicitor.

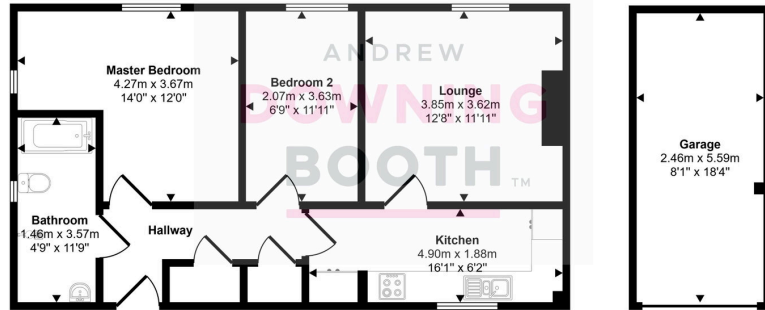


ANDREW  
DOWNING  
BOOTH  
ESTATE AGENTS



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Approx Gross Internal Area  
73 sq m / 785 sq ft



Floorplan  
Approx 59 sq m / 637 sq ft

Garage  
Approx 14 sq m / 148 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Coach House
- No Upward Chain
- Great Location In Lichfield Centre
- Beautifully Presented Throughout
- Contemporary Style Family Bathroom
- Spacious Garage
- Useful Loft Space
- Good-Sized Bedrooms
- EPC Rating: TBC
- Council Tax Band: B

