



Eaton Croft,
Lichfield, WS14 9UQ

£299,950

Lichfield

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Offered for sale with no upward chain - This immaculately kept two bedroom home has recently been built in Lichfield, within a sought after new estate close to the city centre.

The current owners have made additional improvements to this beautiful home, including a stunning landscaped rear garden and a fitted media wall in the living room.

Approached via the attractive kerb appeal with a neatly kept front lawn, steps up to the front door, and a driveway at the side, the first impressions of this newly built home are delightful.

Internally you are greeted with a bright entrance hallway with a ground floor W.C, leading into a spacious living room with fitted storage underneath the stairs, and a feature media wall.

There is a kitchen/diner off the living area, providing a fantastic social/entertainment space for friends and family, with modern fitted appliances and French doors out to a wonderful rear garden.

Upstairs off the landing are two generously sized double bedrooms and an immaculately kept main bathroom. Bedroom One features a private en-suite shower room, and Bedroom Two benefits from a walk-in wardrobe.

Outside is an extremely attractive, fully landscaped rear garden. There is a modern patio with stylish beams and steps leading to a social area at the back of the garden, with a neatly kept lawn and secure side gated entrance.



Property Specification

Recently Built Two Bedroom Home with
Additional Improvements
No Upward Chain
Beautifully Landscaped Rear Garden
Spacious Lounge with Media Wall
Kitchen/Diner with Fitted Appliances

Hallway

Lounge 14' 9" x 10' 10" (4.49m x 3.29m)

Kitchen/Diner 13' 11" x 8' 6" (4.24m x 2.58m)

Ground Floor W.C. 4' 6" x 2' 9" (1.38m x 0.84m)

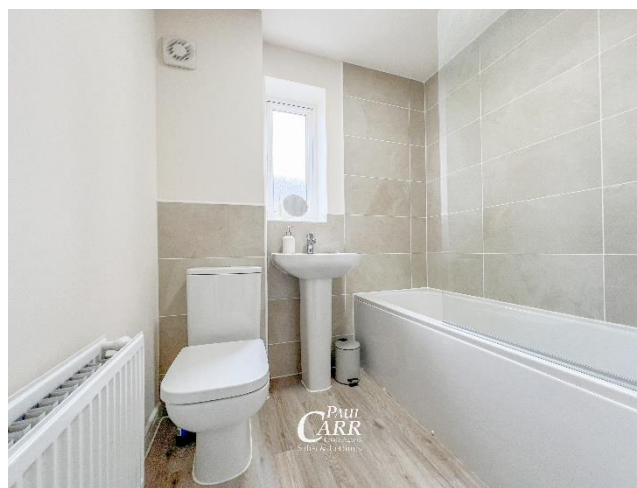
Bedroom One 10' 10" x 9' 7" (3.30m x 2.91m)

En-Suite 6' 7" x 5' 3" (2.01m x 1.59m max)

Bedroom Two 10' 10" x 7' 0" (3.29m x 2.14m)

Walk-in Wardrobe 7' 0" x 2' 11" (2.14m x 0.89m)

Bathroom 7' 5" x 6' 4" (2.25m x 1.93m)



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: Sept 25

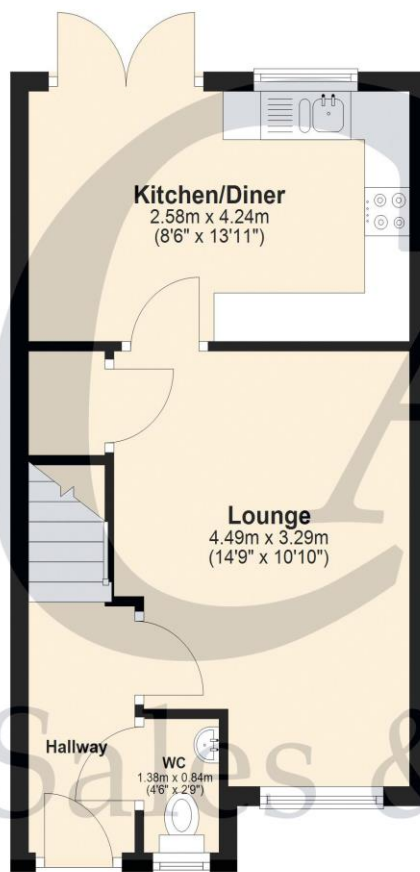
Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: C
Tenure: Freehold
Predicted Estate Fee: Approx. £250 per annum

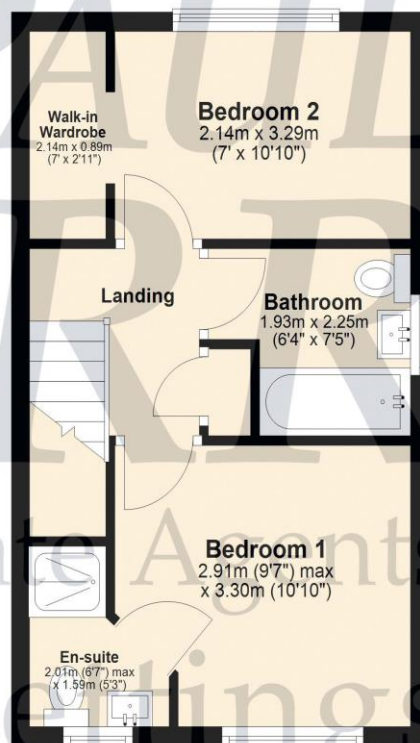
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

