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FOR SALE

Lichfield Road, Sandhills

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OIRO £220,000



Key Features

- Popular location
- Three bed family home
- Family bathroom and downstairs w.c.
- Front and rear gardens
- Allocated parking for 2 vehicles
- Chain free
- EPC rating D
- Freehold





****THREE BED END TERRACE FAMILY HOME****
Goodchids are pleased to offer for sale this three bed family home, located in a sought-after area that is conveniently placed for the neighbouring towns of Stonnall, Aldridge, Brownhills, Walsall, Burntwood, Lichfield and Sutton Coldfield.

Benefitting from allocated parking, gas central heating and double glazing throughout, this end terraced family home briefly comprises of: entrance hallway, lounge, kitchen with dining area and downstairs w.c. On the first floor is 3 bedrooms and a family bathroom.

Council tax band: C

EPC: D

Tenure: Freehold

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



Frontage

Having front garden and path giving access to the front door and side gate into the rear garden.

Lounge 3.5m x 4.84m (11'6" x 15'11")

Spacious lounge at the front of the property which has been recently painted and has new fitted carpet.

Kitchen/Diner 4.46m x 2.89m (14'7" x 9'6")

Having matching high gloss wall and base units and integrated oven, hob and extractor. There is space for a dining table and French doors leading out into the garden.

Downstairs W.C 0.87m x 1.72m (2'11" x 5'7")

Located off the Kitchen having basin and w.c.

Bedroom One 2.44m x 3.31m (8'0" x 10'11")

Double bedroom positioned at the front of the property benefitting from a double built in wardrobe.

Bedroom Two 2.07m x 3.02m (6'10" x 9'11")

Positioned at the rear of the property overlooking the rear garden.

Bedroom Three 2.32m x 1.76m (7'7" x 5'10")

Positioned at the rear of the property overlooking the rear garden.

Family Bathroom 1.95m x 1.69m (6'5" x 5'6")

Partially tiled bathroom with mains shower over bath, basin and w.c.

Rear Garden

Enclosed rear garden with patio area and path leading to the top of the garden. There are two allocated parking spaces at the rear of the property.





Ground floor

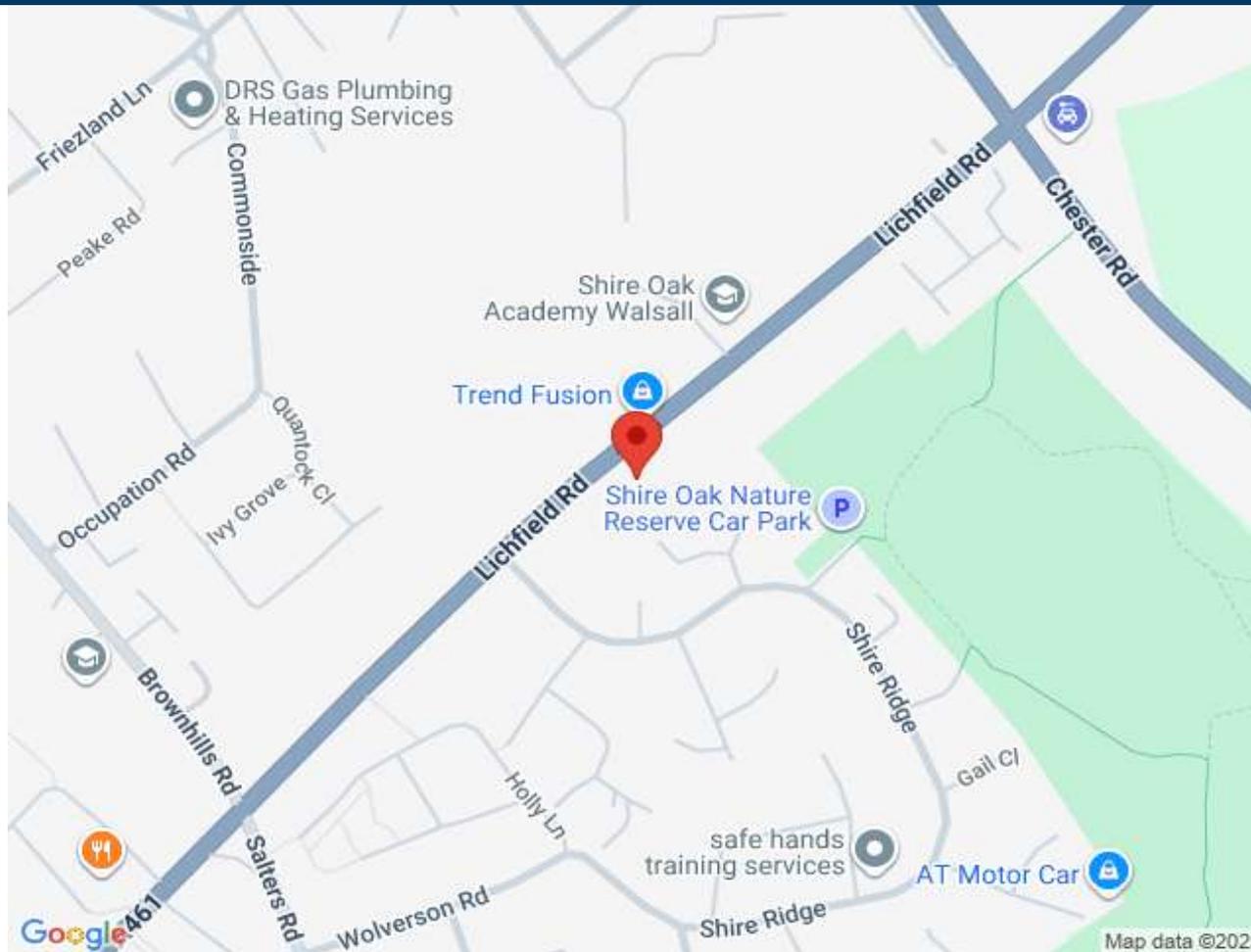
Approximate total area⁽¹⁾
61.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

