

3 Harrison Street, Streethay

Lichfield WS13 8WH

Downes & Daughters
ESTATE AGENCY

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£285,000

A stylish two bedroom semi detached home located in a highly desirable, and secluded, corner of this incredibly popular estate, only moments away from the open space of Roman Heights District Park, yet still only 0.5 miles away from Lichfield Trent Valley train station. This Streethay development continues to improve with the recent additions of a Coop food store, Bod Coffee Shop & Bar, 'Chippy' and Dominos pizza. In addition to the popular and 'Outstanding' rated Primary School, open green spaces and enviable transport links. The stylish contemporary presentation runs throughout the house with the internal accommodation extending to 686 square feet comprising: Entrance hallway with guest cloakroom, kitchen, attractive living and dining space with a large storage cupboard and doors to the garden, on the ground floor and an equally impressive first floor with two similarly sized double bedrooms both with built in storage and a modern bathroom. Externally there is a south east facing lawned rear garden with patio seating areas, a private tarmac driveway with EV charger and gated access to the rear.

Viewing is essential to appreciate the flawless presentation of this delightful home and its enviable position within the development.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Stylish Dining & Living Space With Large Storage Cupboard & Access To The Rear Garden • Kitchen with integrated dishwasher, fridge/freezer and washer/drier

FIRST FLOOR

Landing With Loft Access • Principal Bedroom With Fitted Wardrobes • Bedroom Two With Fitted Storage Shelves • Modern Bathroom

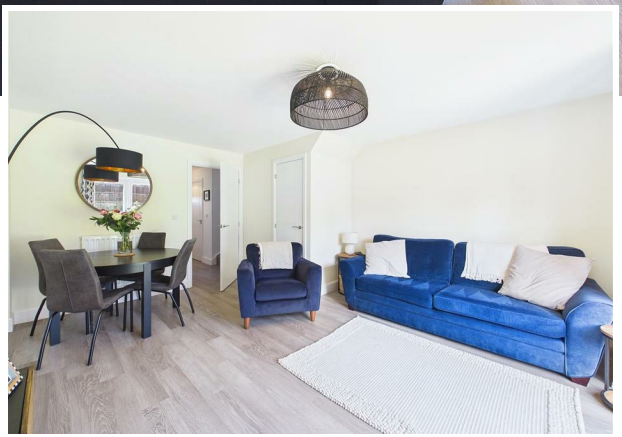
OUTSIDE

Private Driveway With EV Charger • Stylishly Planted Front Garden • Gated Access To Side • South East Facing Lawned Rear Garden • Patio Seating Areas & Timber Storage Shed

FURTHER INFORMATION

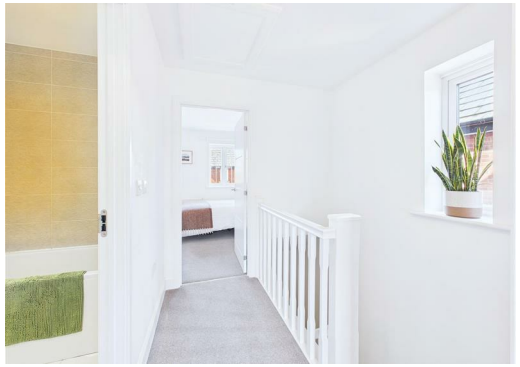
Freehold (TBC By Solicitor) • Estate Charge Of Approx. £235.43 PA • Energy Rating B • Council Tax Band C • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.3 Miles Away







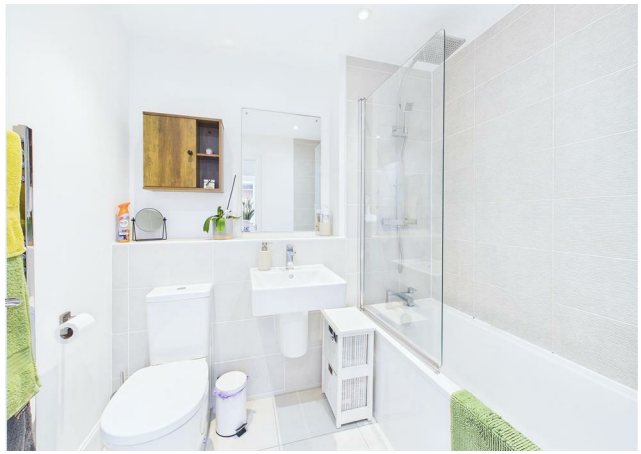










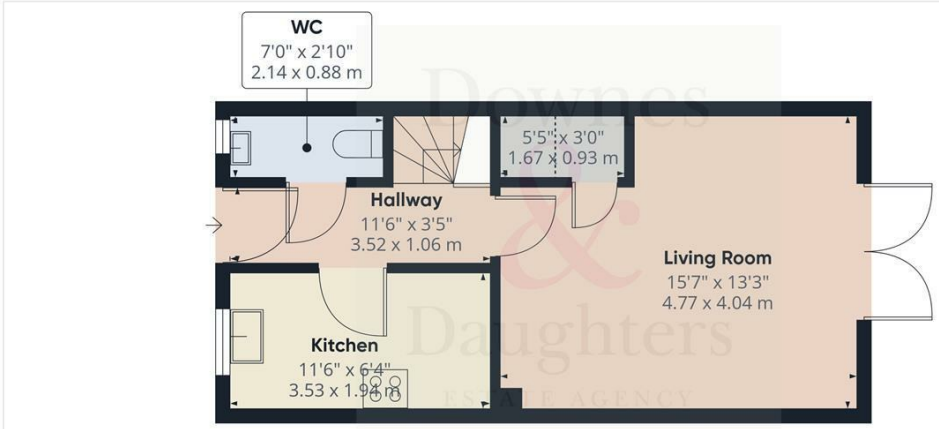












Floor 0



Floor 1

Approximate total area(1)

686 ft²
63.7 m²

Reduced headroom

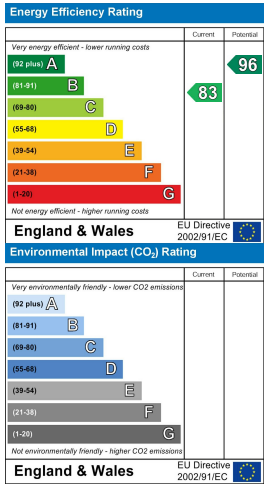
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360





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