



70 Ferndale Road, Lichfield
Lichfield WS13 7DL

Downes & Daughters
ESTATE AGENCY

70 Ferndale Road, Lichfield Lichfield WS13 7DL £350,000

Occupying an impressive plot on the ever popular Ferndale Road in Lichfield, this delightful house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, each equipped with built-in wardrobes, ensuring ample storage space. The accommodation includes a family bathroom and a convenient ground floor wet room, catering to the needs of modern living.

One of the standout features of this home is the substantial extension to the rear, which has created an impressive living and dining room with access to the rear garden. This space is perfect for entertaining guests or enjoying family time. The larger kitchen is well-appointed, making it a joy for any home cook. Additionally, a separate cosy sitting room with a charming log burner provides a warm and inviting atmosphere, ideal for relaxing evenings.

The low-maintenance rear garden is a true gem, featuring an artificial lawn and patio seating areas, making it perfect for outdoor gatherings or simply enjoying the fresh air. Notably, this garden is one of the larger ones on the road, offering plenty of space for children to play or for gardening enthusiasts to indulge their hobbies.

For those with multiple vehicles, the extensive private driveway provides ample parking, complemented by a storage garage for added convenience. This property is offered for sale with no onward chain, making it an attractive option for those looking to move in swiftly.

In summary, this house on Ferndale Road is a wonderful blend of comfort, style, and practicality, making it a must-see for anyone seeking a new home in Lichfield.

GROUND FLOOR

Porch • Sitting Room With Log Burner • Impressive Living & Dining Room With Access To The Rear Garden • Extended Kitchen With Pantry • Internal Hallway With Door To Side Return • Modern Ground Floor Wet Room With Door To Garage...

FIRST FLOOR

Landing With Airing Cupboard & Access To Loft • Bedroom One With Built In Wardrobe • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Family Bathroom

OUTSIDE

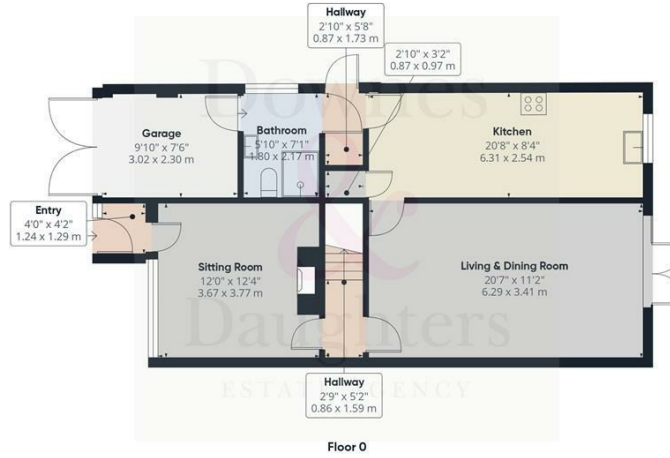
Block Paved Private Driveway For Numerous Vehicles • Storage Garage • Impressive Rear Garden With Patio Seating Areas & Artificial Lawn • Raised Beds & Borders • Side Storage Area With Secure Gated Access To Front

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazed Windows • Gas Central Heating • No Onward Chain







Approximate total area⁽¹⁾
1189 ft²
110.4 m²

(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.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Not All Agents Are Equal...