PAUL CARR Estate Agents Sales & Lettings

Lichfield 01543 221800 Lichfield@paulcarrestateagents.Co.Uk



Francis Road,
Lichfield, WS13 7JX

Offers in the Region Of £460,000

DETACHED FOUR-BEDROOM HOUSE WITH GROUND FLOOR BEDROOM & EN-SUITE & NEWLY BUILT DETACHED ONE-BEDROOM ANNEXE

Welcome to Francis Road and this unique, very well-presented family home offering versatile living accommodation ideal for multi-generational families and perfect for those working from home.
Set on a corner plot close to the centre of Lichfield this stylish detached property features extended living space with two reception areas, four good sized bedrooms and two bathrooms.
In addition there is a newly built detached one-bedroom annexe complete to current regulations and ideal for self-contained living.

Set behind a block paved driveway ideal for multiple vehicles this lovely property comprises of an entrance porch leading into a hallway with stairs to the first floor. Off the hallway is a ground floor bedroom and en-suite shower room, currently used as a beauty treatment room.
The stylish front living room is a peaceful, relaxing and features a media wall with feature fireplace.
The modern fitted kitchen has ample storage and worktop space and leads into a separate dining area with further storage units.
Overlooking the private rear garden is a conservatory featuring a fixed roof making it a perfect sitting room or home office, ideal for all year-round use.
Upstairs are three good sized bedrooms and a modern family bathroom.
The main bedroom has fitted wardrobes and a large picture window allowing plenty of natural light.

Outside the private and low maintenance rear garden features a decked area ideal for outside dining and entertaining guests.
The timber shed provides storage and a side gate leads to the driveway and gives access to the newly built detached annex.
The self-contained annexe has been recently built and is certified to current building regulations.
Internally there is an open-plan kitchen/living area with bi-fold doors opening to the front. A double bedroom has a stylish bathroom off a rear hallway which leads out to a small, private garden area.

This is a fantastic opportunity to purchase a versatile, detached family home with a separate annexe located close to the heart of Lichfield....contact Paul Carr Lichfield to arrange an appointment to view!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Lichfield City Council.
Services Connected: Gas, Electric, Water, Drainage

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800 or via Lichfield@paulcarrestateagents.co.uk


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Porch 1.80m (5'11") x 0.93m (3')

Entrance Hall 2.85m (9'4") x 1.93m (6'4")

Office/Bedroom 4 3.81m (12'6") x 2.50m (8'2")

En-suite 2.50m (8'2") x 1.86m (6'1")

Living Room 4.70m (15'5") x 4.24m (13'11") max

Kitchen 4.60m (15'1") x 2.60m (8'6")

Dining Area 4.15m (13'7") x 1.80m (5'11")

Conservatory 4.60m (15'1") x 3.63m (11'11")

Landing 3.06m (10') x 0.93m (3'1")

Bedroom 1 4.60m (15'1") x 2.61m (8'7")

Bedroom 2 3.26m (10'8") x 2.21m (7'3")

Bedroom 3 2.97m (9'9") x 2.29m (7'6")

Family Bathroom 2.05m (6'9") x 1.44m (4'9")

Kitchen/Dining Room 5.79m (19') x 2.69m (8'10")

Annexe Bedroom 3.12m (10'3") x 2.61m (8'7")

Bathroom 2.84m (9'4") x 1.76m (5'9")

Detached Annexe







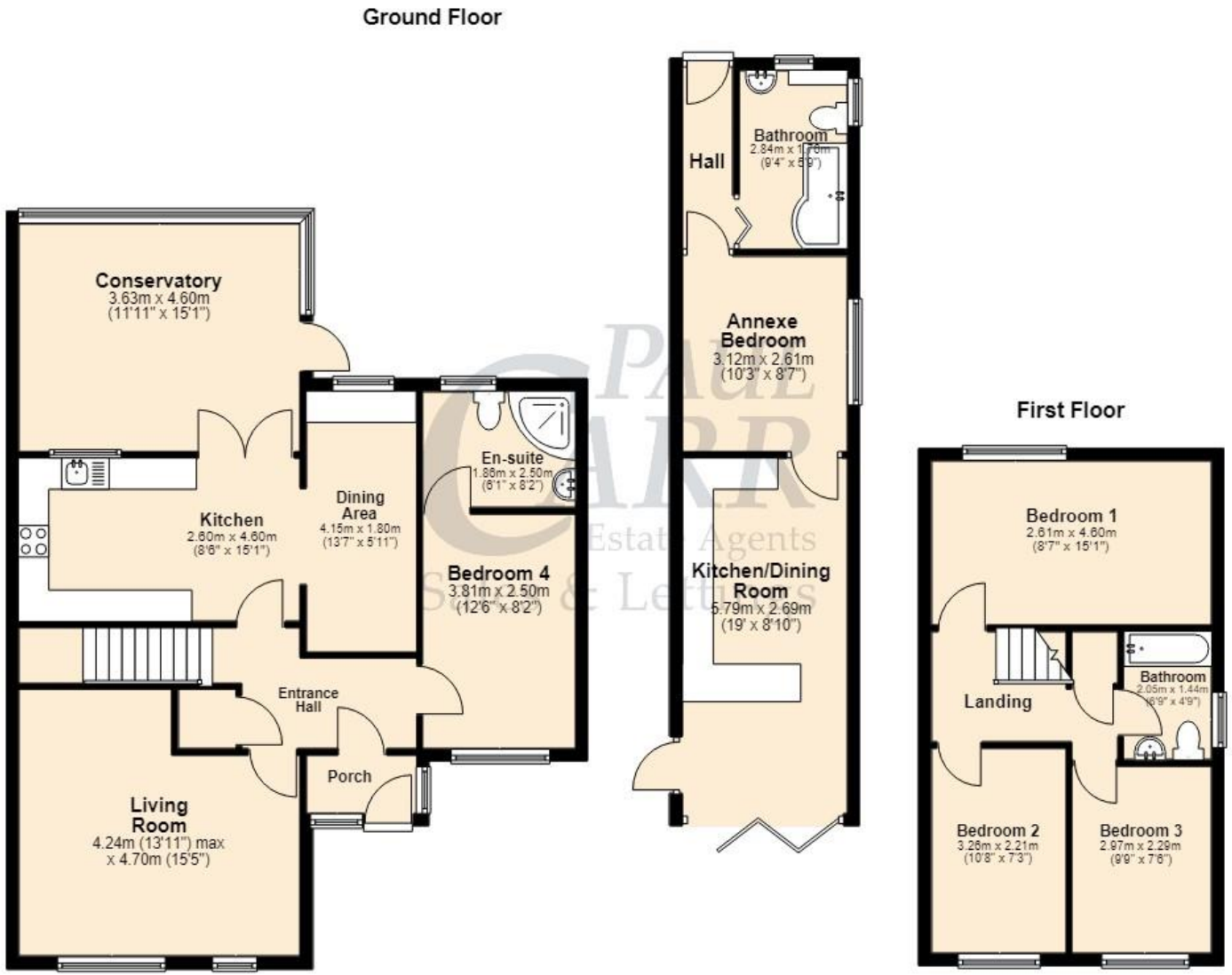




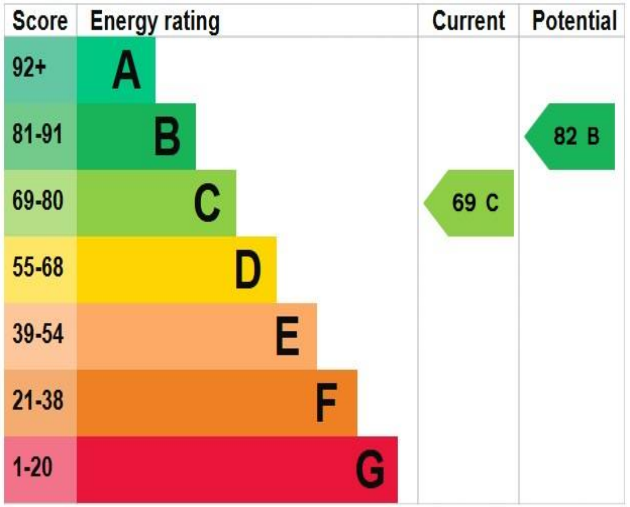


Floor Plan

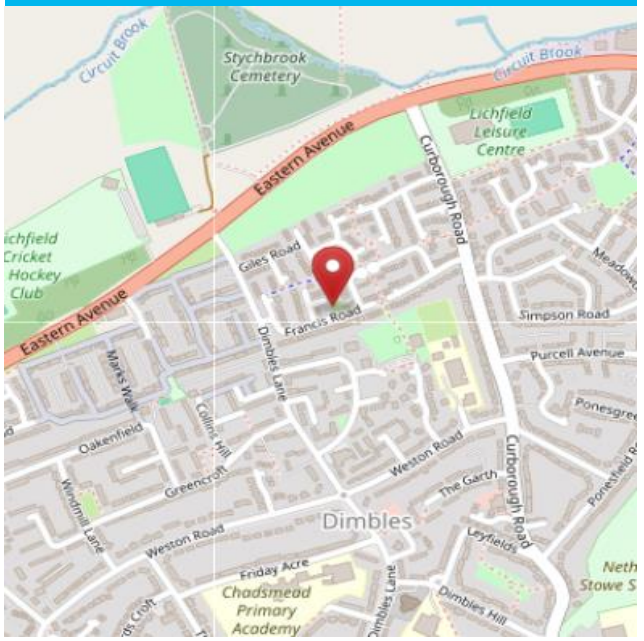
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location























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:
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.