



Abnalls Croft,
Lichfield, WS13 7BP

£265,000

£265,000

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Welcome to Abnalls Croft and this spacious three-bedroom home situated just off Abnalls Lane within easy reach of facilities in Lichfield, Beacon Park and a variety of reputable schools for all ages.

The property is situated on a walkway in a quiet cul-de-sac and has a single garage en bloc.

Internally the property offers two good sized reception rooms, a fitted kitchen and a lean-to useful as a laundry room and could be converted for use as a home office or playroom.

Upstairs are three bedrooms and a modern tiled bathroom.

The low maintenance rear garden has a paved patio area, artificial turf, enclosed boundaries and a storage shed.

Call Paul Carr Lichfield to arrange an appointment to view!





Property Specification

Three Bedroom Home & Garage en bloc
Close to Beacon Park
Excellent Transport Links
Two Reception Rooms
Low Maintenance Rear Garden

Porch

Entrance Hall

Living Room

Dining Room

3.67m (12'1") x 3.26m (10'9")

Kitchen

2.62m (8'7") x 2.25m (7'5") max

Utility

2.50m (8'2") x 2.15m (7'1")

Landing

Bathroom

Bedroom 2

3.68m (12'1") x 3.39m (11'2")

Bedroom 1

4.10m (13'5") x 3.70m (12'2")

Bedroom 3

1.84m (6') x 1.82m (6')

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:

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.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: C

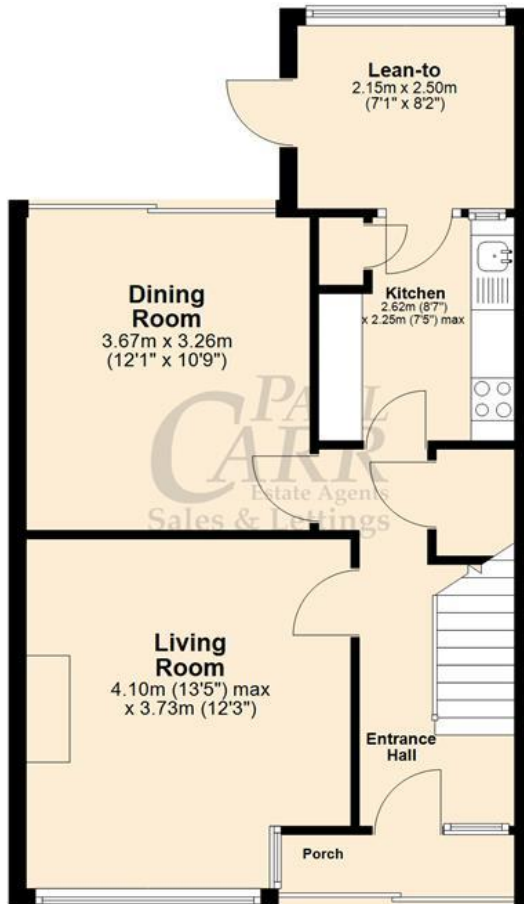
Tenure: Freehold

Floor Plan

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

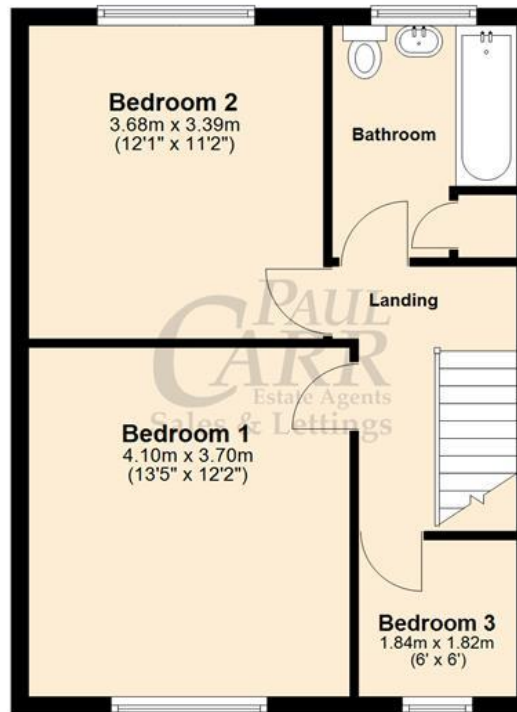
Ground Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

