



22 Richmond Drive,
Lichfield WS14 9SZ

Downes & Daughters
ESTATE AGENCY

22 Richmond Drive, Lichfield WS14 9SZ £450,000

A great opportunity to acquire a three bedroom, two bathroom detached family home, occupying an impressive plot in a secluded corner of the ever popular Boley Park estate. Within easy reach of Lichfield's City Centre and falling within the King Edwards catchment area. Offered for sale with no onward chain the well presented accommodation offers enormous potential to extend and currently comprises: Entrance hallway, living room with gas fire, dining room with patio doors to the rear garden, kitchen, versatile playroom/study/utility and a guest cloakroom. The first floor boasts three bedrooms and two bathrooms. Externally there is private driveway parking with a carport with EV charger, storage garage with electric roller door, lawned fore garden and separate lawned area on opposite side of drive, and an impressive south facing rear garden mainly laid to lawn with patio seating areas.

Viewing is advised to appreciate the attractive nature of this home, its future potential and its enviable 'end of cul-de-sac' location with an open outlook.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room • Dining Room • Kitchen • Playroom/Study/Utility

FIRST FLOOR

Entrance Hallway With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Family Bathroom

OUTSIDE

Private Driveway • Car Port With EV Charger • Storage Garage With Electric Roller Door • Lawned Front Garden • Further Ownership Of Large Lawned Area & Border On Opposite Side Of Driveway • South Facing Rear Garden • Lawn With Herbaceous Borders & Patio Seating Area • Two Timber Storage Sheds & Gated Side Access

FURTHER INFORMATION

No Onward Chain • King Edwards Catchment Area • Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band E • Upvc Double Glazing • All Mains Services





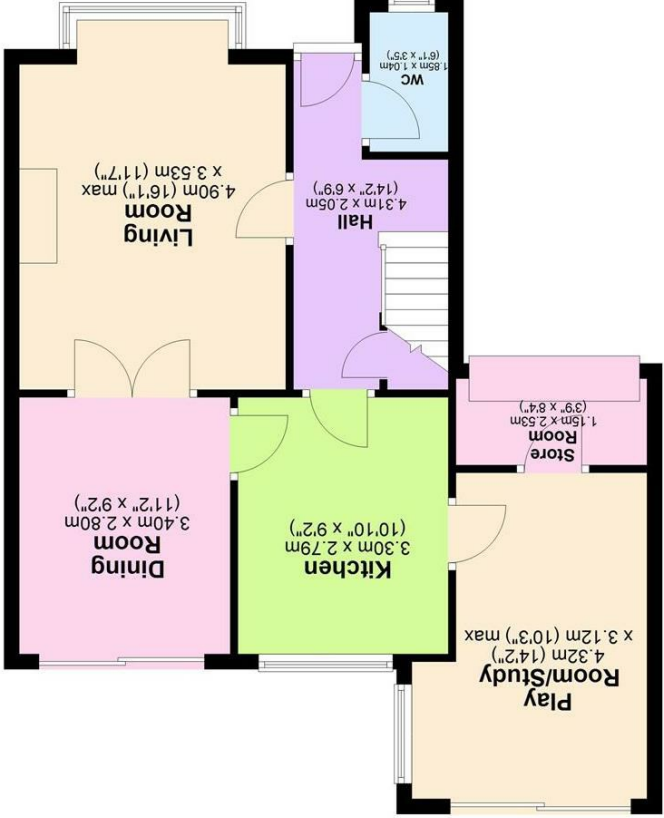


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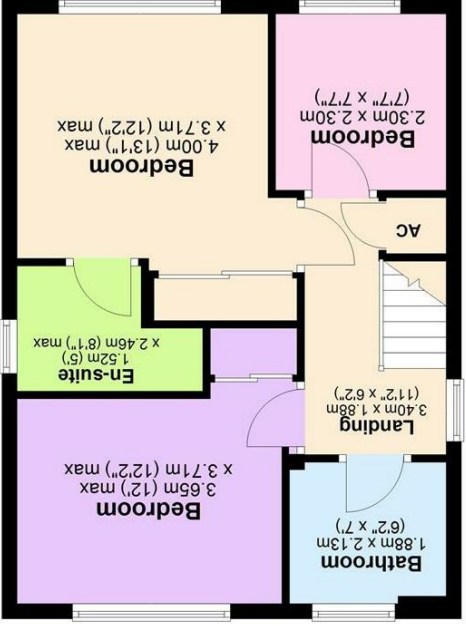


Not All Agents Are Equal...

Ground Floor
Approx. 61.1 sq. metres (657.4 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 105.9 sq. metres (1139.9 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
74	66	