


HUNTERS®
HERE TO GET *you* THERE

1 Goldfinch Drive, Streethay, Lichfield, WS13 8WF

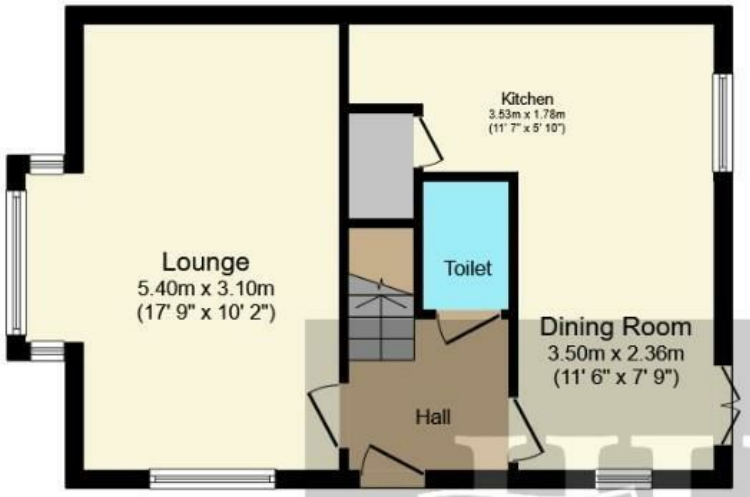
£385,000

# 1 Goldfinch Drive, Streethay, Lichfield, WS13 8WF

## £385,000

viewing of this stunning home is essential and is located on the ever popular Streethay development, popular with families due to its amenities including a school, shop and cafe as well as being close to the Trent Valley rail station. Beautifully presented, benefitting from gas central heating and UPVC double-glazing. Accommodation briefly comprises; Entrance Hall, Guest WC, Living Room and Dining Kitchen. First Floor Landing, Master Bedroom with En-suite, Two further Bedrooms and a Family Bathroom. Driveway and Garage. South Facing Landscaped rear Garden. EPC rating - B

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com




## Ground Floor




## First Floor

HUNTERS®
EXCLUSIVE




## Garage

Total floor area 94.4 sq.m. (1,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

**Entrance Hallway**
accessed via a composite front entrance door and having a ceiling light point, radiator, Amtico flooring and stairs to the first floor

**Guest WC**
having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights, radiator and Amtico flooring

**Living Room**
with feature decorative panelling to one wall. Two ceiling light points, two radiators and dual aspect UPVC double-glazed windows to the front and side

**Dining Kitchen**
having a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, integrated fridge-freezer and dishwasher. Ceiling light point, inset ceiling spotlights, cupboard housing the central heating boiler, pantry cupboard, two radiators, Amtico flooring, dual aspect UPVC double-glazed windows to the front and side and UPVC double-glazed French doors onto the rear garden

**First Floor Landing**
having a ceiling light point, access to the loft, radiator and a UPVC double-glazed window to the rear aspect

**Master Bedroom**
benefitting from built in storage. Ceiling light point, part decorative panelling, radiator and a UPVC double-glazed window to the front aspect. Door into the

**En-suite**
having a fully tiled mains powered shower enclosure, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

**Bedroom Two**
having a ceiling light point, radiator and dual aspect UPVC double-glazed windows to the front and side

**Bedroom Three**
having a ceiling light point, part decorative panelling to the wall, radiator and a UPVC double-glazed window to the front aspect

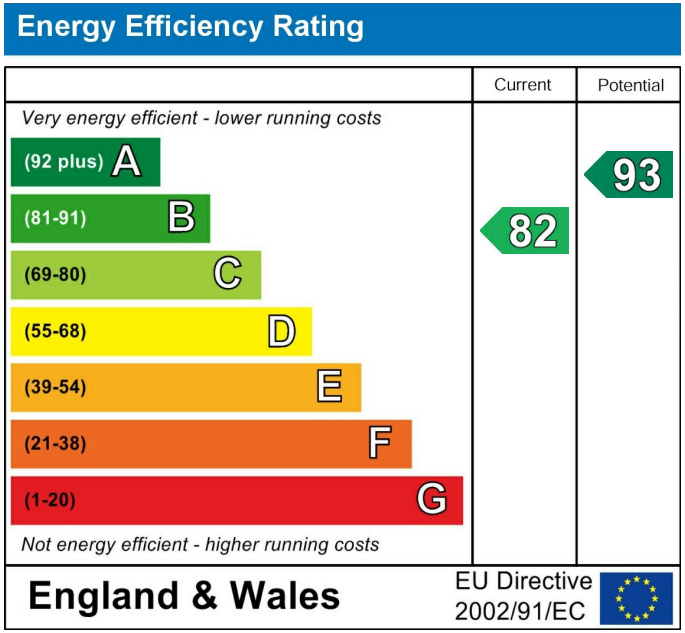
**Family Bathroom**
having a panelled bath with an over head mains powered shower fitment and screen, semi pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

**Outside**
the front of the property is set back from the road with a slabbed pathway to the front entrance door and a timber pedestrian gate giving access to the garden

the south facing garden has a lawn, well stocked borders with timber sleepers, paved patio seating areas and pedestrian access to the rear of the property where there are two parking spaces and a garage which can be accessed via an up and over door and has light, power and roof storage

**AGENTS NOTE**
There is an annual service charge of £200.00 for maintenance of the estate and all of its communal areas

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


















HUNTERS
HERE TO GET you THERE
GOLDFINCH DRIVE