



Grange Lane,
Lichfield, WS13 7ED

Offers in the Region Of £395,000

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4  2  2 

This extended four-bedroom family home offers approximately 1,325 sq ft of accommodation, providing generous and versatile living space for family life. Situated on Grange Lane in a popular residential area of Lichfield, the property is conveniently positioned for access to the city centre, local shops, schools and leisure facilities, with Chadsmead Primary Academy, The Friary School and Friary Grange Leisure Centre all within easy reach. Lichfield City railway station is also within close proximity, providing regular services towards Birmingham New Street and beyond.

The property benefits from two bathrooms, two reception rooms, a breakfast kitchen, separate utility room, integral garage and driveway parking.

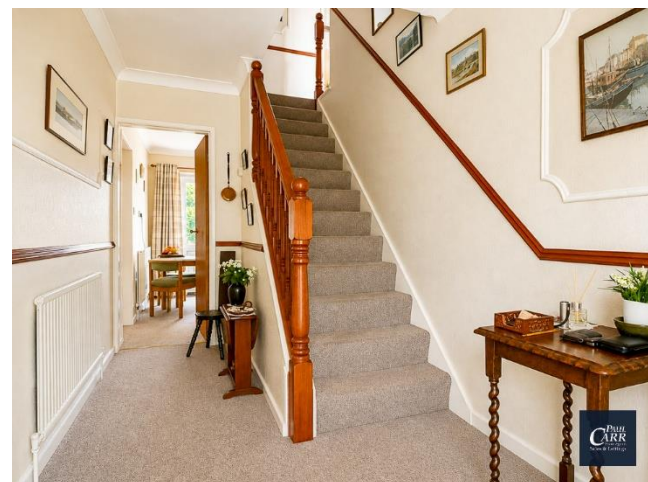
The ground floor comprises an entrance porch and hallway, leading to the spacious lounge with feature brick fireplace. Double doors open into the separate dining room, which connects through to the breakfast area and kitchen. The kitchen offers a good range of fitted units and work surfaces, with views over the rear garden, whilst the separate utility room provides useful additional storage and appliance space with access to the garage.

To the first floor are four bedrooms, with the principal bedroom being particularly generous and incorporating a useful dressing area. There is also a family bathroom and separate shower room, providing excellent facilities for family living.

Outside, the property has a front garden with driveway providing off-road parking and access to the integral garage. The established rear garden features a paved patio, lawn, planted borders, greenhouse and garden shed, providing a good-sized outdoor space.

The property is well maintained but offers scope for modernisation, allowing a new owner to update and personalise the accommodation.

Offering approximately 1,325 sq. ft of living space, four bedrooms and an excellent range of practical features, this is a substantial and versatile family home in a convenient Lichfield location. Call Paul Carr Lichfield for further information and to arrange an appointment to view.





Property Specification

Extended & Deceptively Spacious Family Home
Four Bedrooms & Two Bathrooms
Living Room & Dining Room
Kitchen & Breakfast Area with Separate Utility Room
Driveway Parking & Garage

Porch 2.05m (6'9") x 1.49m (4'10")

Entrance Hall 4.06m (13'4") max x 2.05m (6'9")

Lounge 4.06m (13'4") x 3.65m (12')

Dining Room 3.65m (12') x 3.00m (9'10")

Breakfast Area 3.00m (9'10") x 2.05m (6'9")

Kitchen 3.00m (9'10") x 2.70m (8'10")

Utility 2.70m (8'10") x 1.40m (4'7")

Garage 4.15m (13'7") x 2.70m (8'10")

Landing 3.05m (10') x 2.55m (8'4") max

Bedroom 1 5.11m (16'9") x 3.57m (11'9")

Bedroom 2 3.65m (12') x 3.64m (11'11")

Bathroom 2.05m (6'9") x 1.80m (5'11")

Bedroom 3 2.98m (9'9") x 2.70m (8'10")

Bathroom 1.70m (5'7") x 1.50m (4'11")

Bedroom 4 2.80m (9'2") max x 2.70m (8'10")

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: 25/08/26

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:

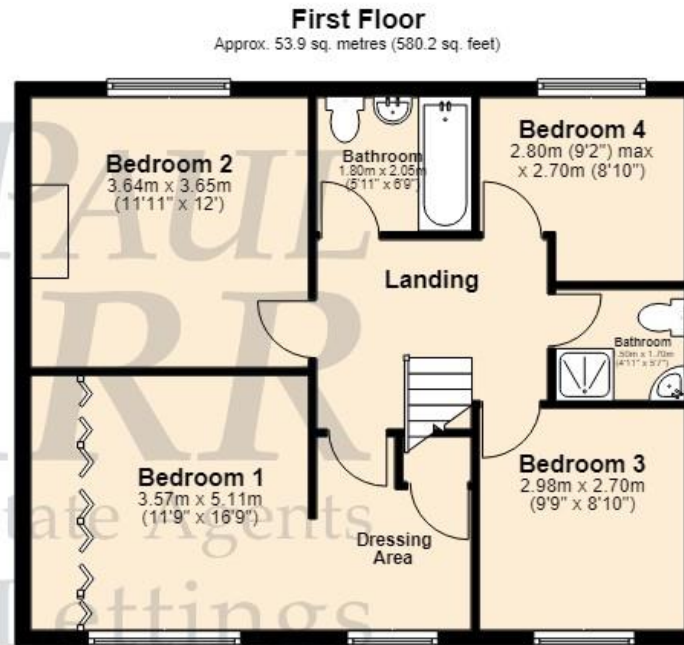
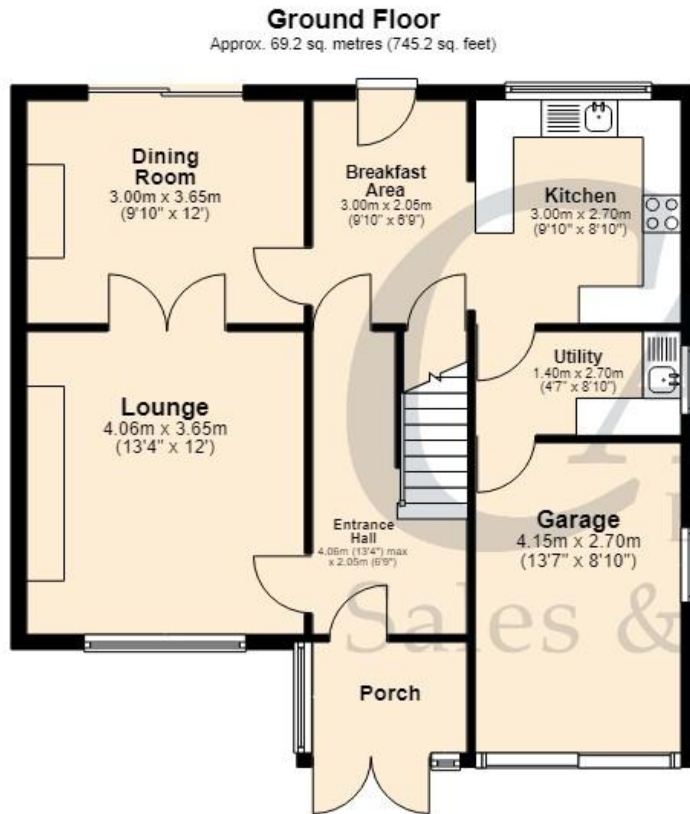
Services connected: Water, Drainage, Gas, Electric

Council tax band: D

Tenure: Freehold

Floor Plan

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

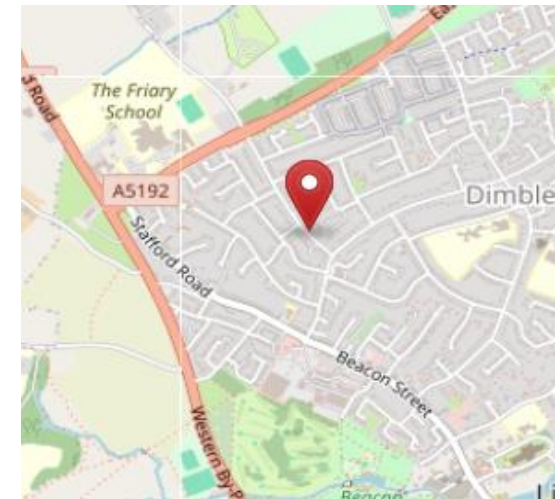


Total area: approx. 123.1 sq. metres (1325.4 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



(postcode area)