

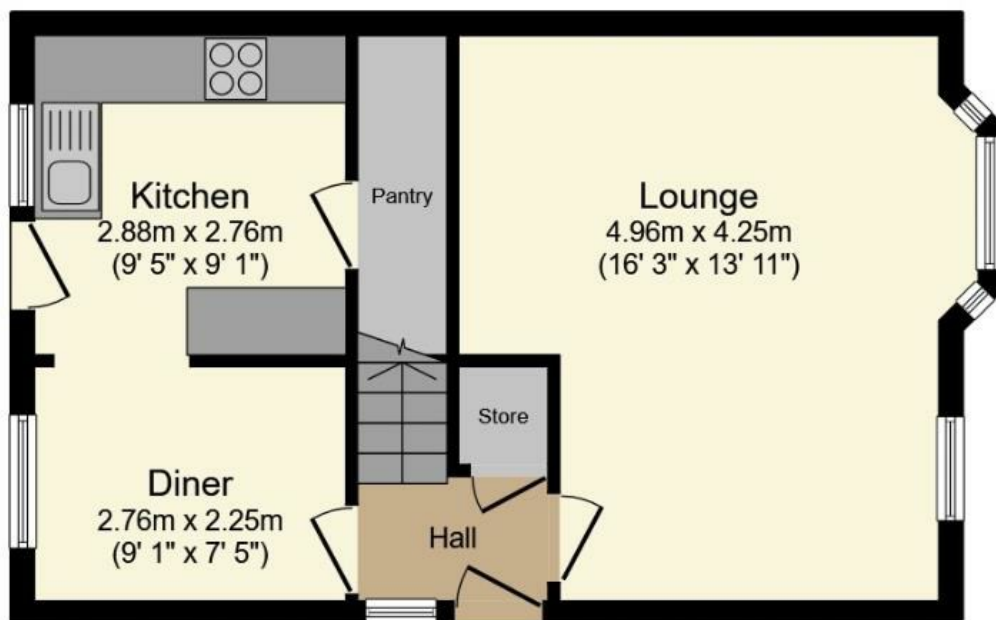


138 Curborough Road, Lichfield, WS13 7PW

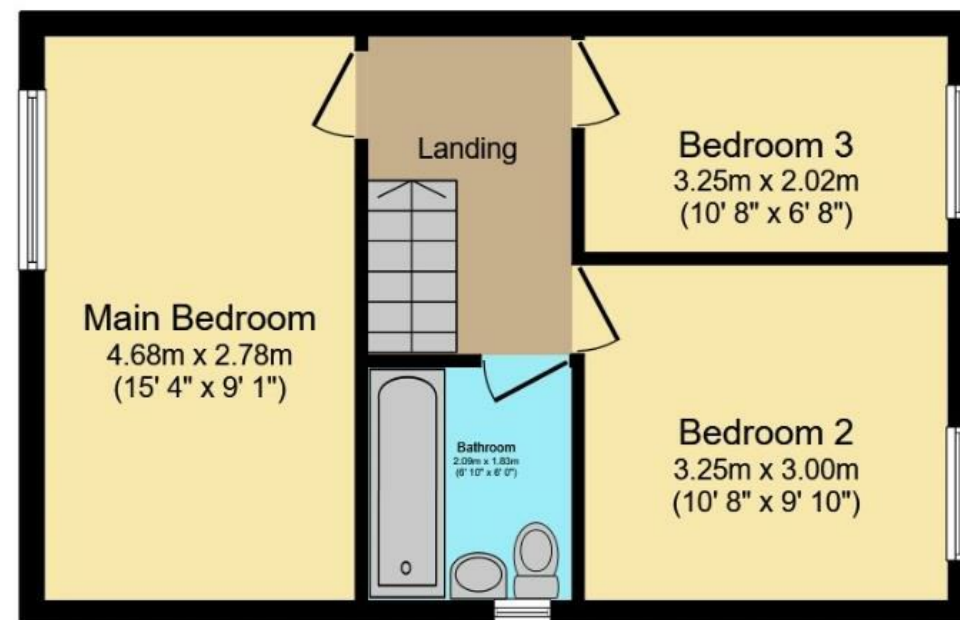
£290,000

this well presented three bedroomed semi-detached property is located in a popular residential area of Lichfield. Benefitting from Gas Central Heating and UPVC double-glazing. The accommodation comprises; Entrance Hall, Kitchen, Dining Room, Living Room. First Floor Landing, Three Bedrooms and Family Bathroom. Garden and Garage to rear and a Driveway to the side. EPC RATING - TBC

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Ground Floor



First Floor

Total floor area 81.8 sq.m. (880 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 propertybox.io

Entrance Hallway

accessed via a UPVC double-glazed door and having a ceiling light point, useful fitted storage cupboard, stairs to the first floor and tiled flooring

Living Room

having a ceiling light point, radiator and a UPVC double-glazed bay window to the front aspect

Dining Room

having a ceiling light point, radiator, wall hung central heating boiler, tiled flooring and a UPVC double-glazed window to the rear aspect

Kitchen

having a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Integrated oven with a gas hob, space for an under counter fridge and space with plumbing for a washing machine. Ceiling light point, part tiling to walls, useful pantry cupboard, tiled flooring, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door into the rear garden

First Floor Landing

having a ceiling light point, access to the loft and a fitted airing cupboard

Bedroom One

having a ceiling light point, part decorative panelling to one wall, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a panelled bath with an over head electric shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, towel radiator, tiling to the walls, vinyl flooring and a UPVC double-glazed window to the side aspect

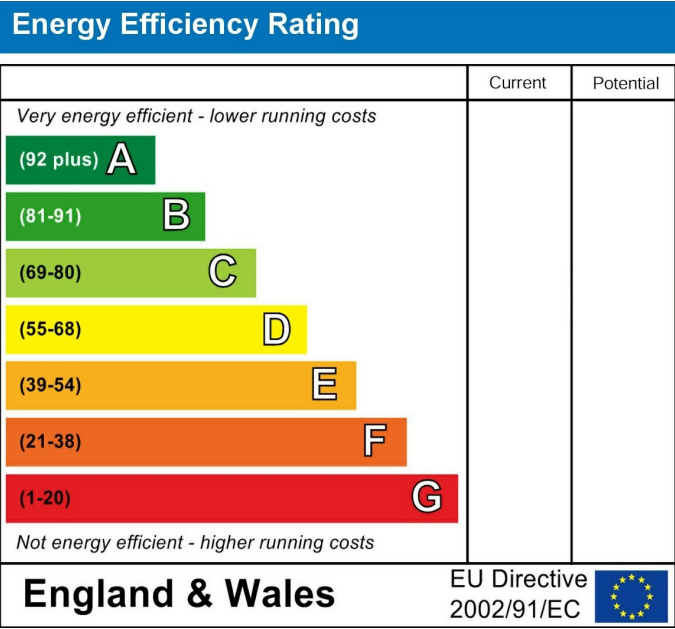
Outside

the front of the property is set back from the road with a lawn, tarmacadam driveway providing off road parking which leads to the tandem garage and a pedestrian gate gives access to the rear garden

the rear garden has two paved patio seating areas, artificial lawn and a paved pathway to the bottom of the garden.

AGENTS NOTE

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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.













