



8 Smithy Lane, Lichfield
WS13 7BD

Downes & Daughters
ESTATE AGENCY

8 Smithy Lane, Lichfield
WS13 7BD
£325,000

Downes & Daughters is delighted to offer for sale this extended three bedroom terraced family home, presented in a tasteful modern style and benefitting from a landscaped south west facing rear garden. Occupying a desirable position within this popular cul de sac, conveniently positioned for easy access to the City Centre and some popular local pubs, only 0.8 of a mile away from Lichfield City train station and moments from the increasing number of amenities found at Beacon Park. The internal accommodation comprises: Entrance porch, through living room with a striking dining room extension, kitchen and utility on the ground floor and three bedrooms and a family bathroom on the first floor. Externally there is private driveway parking, a gravelled front garden, storage garage and a stylishly presented low maintenance rear garden enjoying a south westerly aspect and wonderful levels of privacy

Viewing is highly recommended to appreciate the charm of this attractive family home, the quiet nature of the road and its proximity to the City Centre.

GROUND FLOOR

Entrance Porch • Living Room Opening In To Striking Dining Room Extension With Door To Rear Garden • Kitchen With Access To Rear Garden • Utility & Store Room

FIRST FLOOR

Landing • Bedroom One With Storage Cupboard • Bedroom Two • Bedroom Three With Fitted Wardrobes • Family Bathroom With Separate Shower Cubicle

OUTSIDE

Gravelled Front Garden • Block Paved Private Driveway • Storage Garage • Professionally Landscaped Low Maintenance Rear Garden • Patio Seating Areas • Stylishly Planted Raised Sleeper Beds • Gated Access To Rear • Great Levels Of Privacy

FURTHER INFORMATION

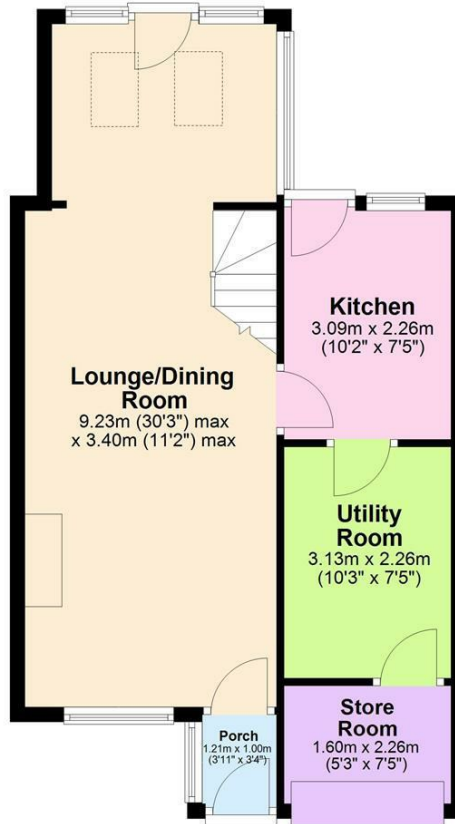
Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating D • All Mains Services • Broadband & Fibre Available



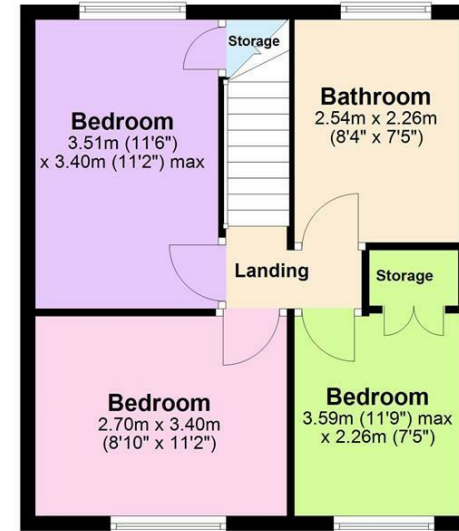




Ground Floor
Approx. 50.6 sq. metres (545.1 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 89.4 sq. metres (962.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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