



Rudge Street, Streethay  
Lichfield, WS13 8FZ

**£285,000**

# Streethay

£285,000



Welcome to Rudge Street, Streethay and this elegantly presented home, perfect for first time buyers and ideally located close to Lichfield.

This stylish and beautifully finished property offers spacious accommodation including a welcoming entrance hall with a guest cloakroom, a fitted kitchen with ample space for appliances and a living room featuring a media wall and decorative panelling creating a calm and relaxing lounge area.

French doors lead out to the rear garden. Upstairs are two double bedrooms and the bathroom.

The main bedroom features built-in wardrobes with mirrored doors and bedroom two is ideal as a guest bedroom or home office.

Outside to the front is driveway parking for two vehicles directly in front of the house.

A side gate leads to the rear garden featuring a good-sized patio area ideal for outside dining and entertaining.

There is a lawn area with fenced boundaries and a timber storage shed.

This fabulous modern starter home needs to be viewed to appreciate the quality of finish and space on offer.

Call Paul Carr Lichfield to arrange an appointment to view!



# Property Specification

Immaculately Presented Ideal Starter Home  
Stylish & Elegant Decor  
Driveway Parking for Two Cars  
Living Room featuring a Media Wall & French Doors  
Ground Floor WC



## Entrance Hall

### Kitchen

3.40m (11'2") x 1.85m (6'1")

### Lounge/Diner

4.30m (14'1") x 3.17m (10'5")

### Cupboard

### WC

### Landing

### Bedroom 1

2.96m (9'9") x 2.47m (8'1")

### Bedroom 2

3.41m (11'2") x 2.16m (7'1") max

### Bathroom

## 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:

**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: B

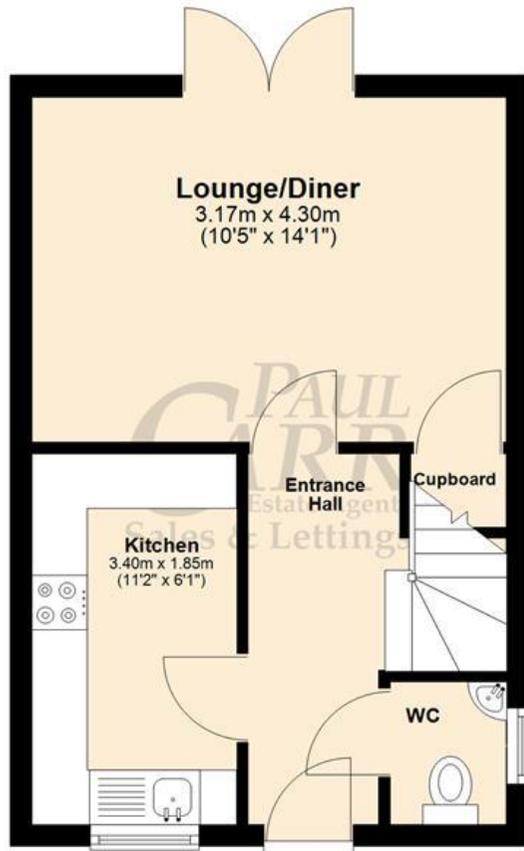
Tenure: Freehold

# Floor Plan

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

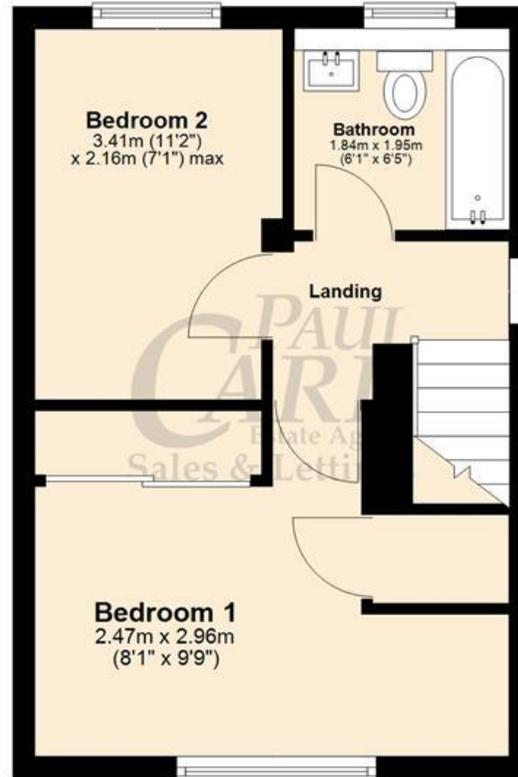
## Ground Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 57.6 sq. metres (619.9 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

