30 Cross In Hand Lane,
Lichfield WS13 7BY

Downes & Daughters
ESTATE AGENCY

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30 Cross In Hand Lane, Lichfield WS13 7BY £375,000

A reconfigured four bedroom semi-detached home, on this enormously popular residential road, offered for sale with no onward chain and the benefit of a south facing rear garden. A garage conversion has given rise to a spacious entrance hallway with useful storage areas, a guest cloakroom and utility/boot room with the ground floor then also boasting a spacious double aspect kitchen and dining room and a living room with doors to the rear garden. The first floor is equally impressive with four bedrooms, three with built in storage, and a family bathroom with separate bath and shower cubicle. Externally there is a block paved private driveway providing 'side by side' parking, gated side access and a landscaped south facing rear garden with great levels of privacy and a shaped lawn, patio seating area, established borders and two storage sheds. One used as a pottery studio with power for a kiln and fire resistant insulation.

Viewing is essential to appreciate the charm of this home and its future potential, coupled with the simplicity of purchasing a property with no onward chain.

GROUND FLOOR

Entrance Hallway With Under Stair Cupboard • Second Inner Hallway & Coat Storage Area • Guest Cloakroom • Utility Room • Kitchen & Dining Room With Door To Side Return • Living Room With Inset Gas Fire & Doors To Rear Garden

FIRST FLOOR

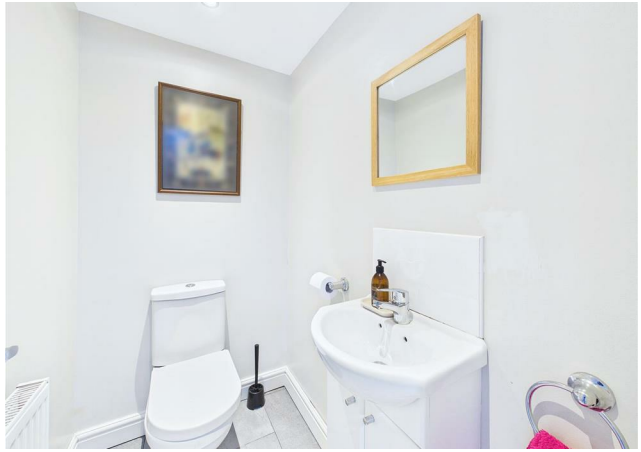
Landing With Boiler Cupboard With Worcester Bosch Gas Boiler • Pull Down Ladder Access To Part Boarded Loft With Light • Bedroom One • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Bedroom Four/Study With Built In Wardrobe • Family Bathroom With Separate Shower Cubicle

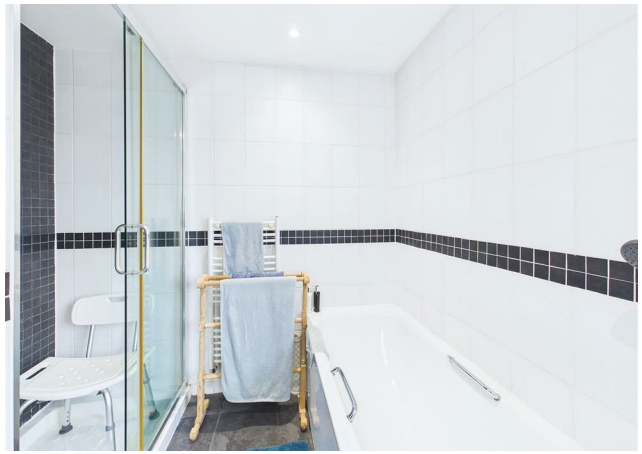
OUTSIDE

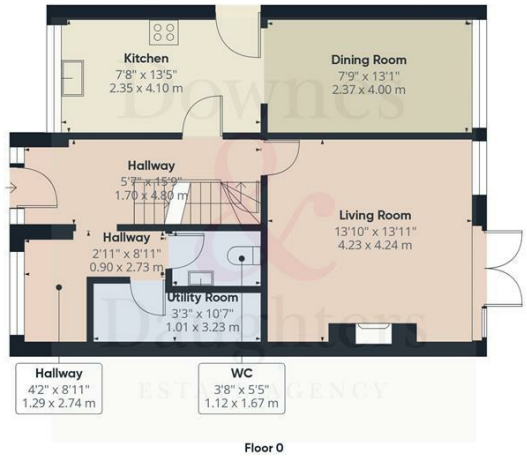
Block Paved Private Driveway • Front Garden With High Level Shrubs Providing Screening From Road • Wide Gated Side Access • South West Facing Rear Garden • Patio & Gravelled Seating Areas • Shaped Lawn & Established Borders Giving Great Levels Of Privacy • Large Timber Shed With Power • Small Timber Shed Used As Pottery Studio With Power For Kiln & Fire Retardant Paint

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating C • All Mains Services







Floor 0

Floor 1

Approximate total area(1)

1111 ft²

103.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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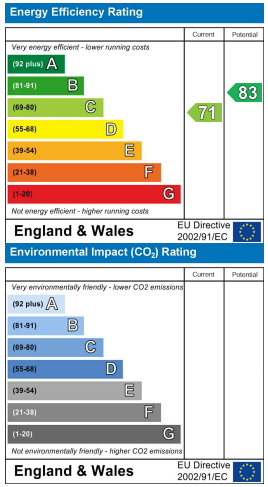

5 Main Street, Whittington, Staffs. WS14 9JU | **Tel:** 01543 432 099

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