Francis Road

Lichfield, WS13 7JX







A well presented semi-detached family home nestled in a quiet cul-de-sac location within a popular area of Lichfield.

£310,000

John German

This well-presented semi-detached family home sits in a quiet cul-de-sac on Francis Road located in a popular area of Lichfield. The city centre is home to a range of independent shops, bars, restaurants, pubs and the Garrick Theatre. For commuters, Lichfield has two train stations - Lichfield City and Lichfield Trent Valley that offer services to London, Birmingham and much more. Nearby road links include the A38 and M6 motorway, and for families' local schools include Willows Primary School and Nether Stowe secondary school.

The property is approached via a front entrance door leading into the reception hallway which provides access to the ground floor accommodation and stairs rising to the first floor. The spacious lounge features wooden style flooring, decorative coving, radiator, ceiling light point and two windows to the front elevation, allowing plenty of natural light to fill the room.

The modern kitchen/diner has a comprehensive range of wall and base units incorporating cupboards, drawers and work surfaces, together with a stainless steel one-and-a-half bowl sink and drainer with mixer tap. Integrated appliances include an oven and four-ring hob, with additional space and plumbing for further appliances. The room benefits from vinyl flooring, spotlights to the ceiling, two windows and a door providing direct access to the rear garden.

The first floor landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom has carpeted flooring, radiator, ceiling light point and a window overlooking the rear elevation. Bedroom two is a further double bedroom with carpeted flooring, ceiling light point, hatch access to the loft which is fully boarded, and a uPVC double glazed window to the front aspect. Bedroom three has carpeted flooring, a ceiling light point and uPVC double glazed window to the front elevation. Completing the first-floor accommodation is the family bathroom fitted with a suite comprising floor to ceiling tiles, p-shaped bath with rainfall shower over, low level wc, wash hand basin , spotlights to the ceiling and a side-facing window.

Externally, the property benefits from a spacious driveway in addition to a garage and car port. To the rear is a generous and private garden offering a paved patio and barbecue area, lawn and an attractive selection of mature trees, plants and shrubs, creating an ideal space for outdoor entertaining and family enjoyment. There is also the versatile home office - a superb space for those looking to work from home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Driveway, carport & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16112026

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