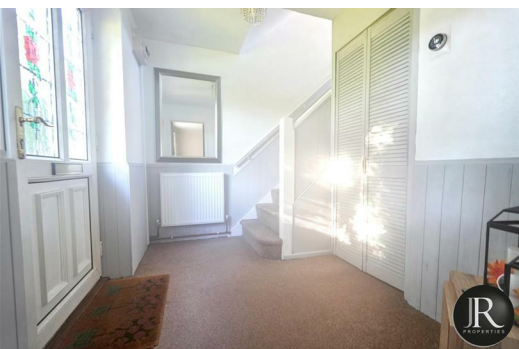


Your local property experts



125 Netherstowe Lane, Lichfield, WS13 6AY

Offers In The Region Of £225,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

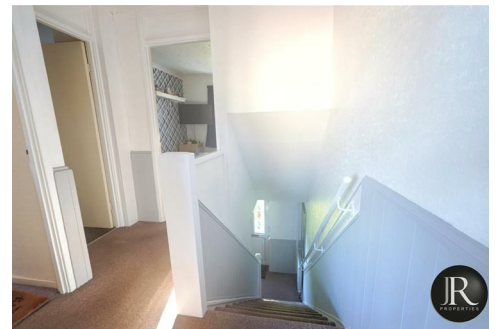
JR Properties are pleased to offer this three bedroom family home situated on Netherstowe Lane, an ideal opportunity for growing families, first-time buyers, or astute investors alike. Enjoying a desirable position within close proximity to Lichfield's vibrant city centre and benefits from easy access to local amenities, highly regarded local schools, picturesque green spaces (including nearby Stowe Pool and Beacon Park), and excellent transport links—with Lichfield Trent Valley railway station just a short distance away for commuting to Birmingham and London. Internal viewing is highly recommended.

Boasting a fantastic layout, the ground floor opens into an inviting reception space, flowing naturally into a bright lounge & dining area designed for modern family living and entertaining. A functional fitted kitchen and a good sized conservatory completes the ground floor. Upstairs, the property features three generously sized bedrooms and family bathroom. Externally; there are gardens to front and rear and residents parking available just off the neighbouring street.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(91-91) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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