

# Ash Grove

Lichfield, Staffordshire, WS13 6ET



Location, style and open plan living spaces - this City semi has it all! Walking distance of the City shops and restaurants, schools, City & Trent Valley rail stations plus local walks including nearby Saddlers Wood.

£320,000

John German

A superb semi detached house located in a pleasant cul de sac approached from Burton Old Road West and having both a garage and driveway parking.

Entrance to this uPVC double glazed and gas centrally heated property is via a double glazed porch with tiled flooring and access in turn to the light, bright and spacious lounge with a wide front facing window, stair to first floor and a feature recessed fireplace opening with fire facility.

The heart of this family home is undoubtedly the spacious open living/dining/kitchen/conservatory with lovely rear garden aspect and access, timber laminate flooring throughout, a range of white shaker style base, wall and drawer units with hardwood block worktops, splash back tiling, Belfast sink within a centre island unit plus space for a range cooker and various appliances.

On the first floor a centre landing gives access to the three bedrooms and bathroom. Bedrooms one and two are double sized with bedroom two having built in wardrobes, and bedroom three is a front facing single room.

The family bathroom is a stylish white and chrome affair with grey toned tiling having a bath with shower over, wash hand basin and low level WC fitted within bespoke surrounds.

Also leading off the landing is a separate staircase that leads up to a good sized attic space that offers a variety of potential uses.

Outside, a garage has a utility space incorporated within, double doors to the front, rear personal door, light and power, plumbing for an automatic washing machine plus the wall mounted gas central heating boiler.

To the front a block paved driveway lies adjacent to a lawned garden. At the rear are privately fenced boundaries, stone paved and decked patio areas, lawn and a shrubbery stocked and sleeper edged border. All enjoy a pleasant aspect adjoining Saddlers Wood.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

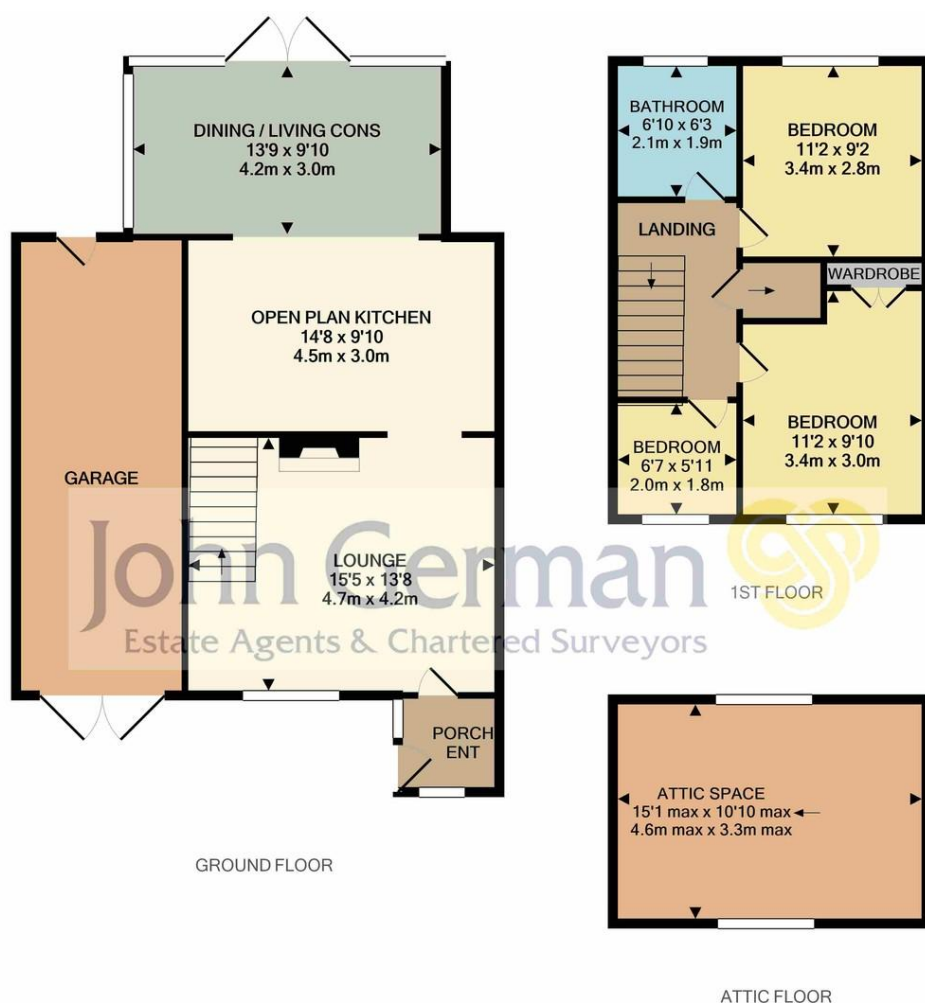
**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

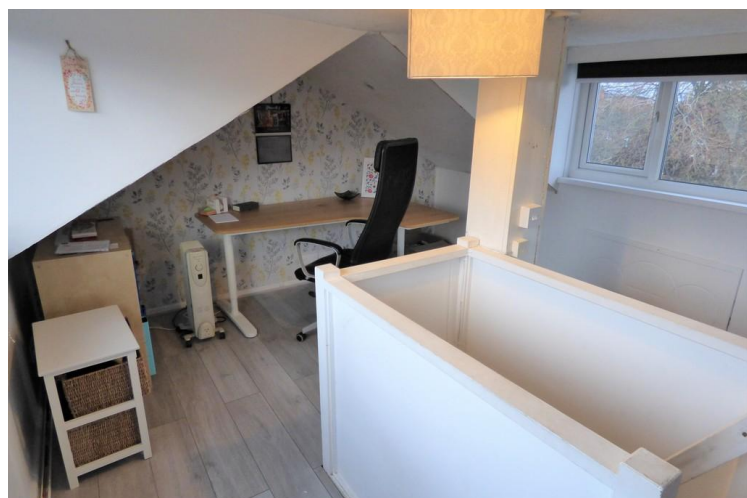
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/0112021

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	77   C
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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## Referral Fees

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