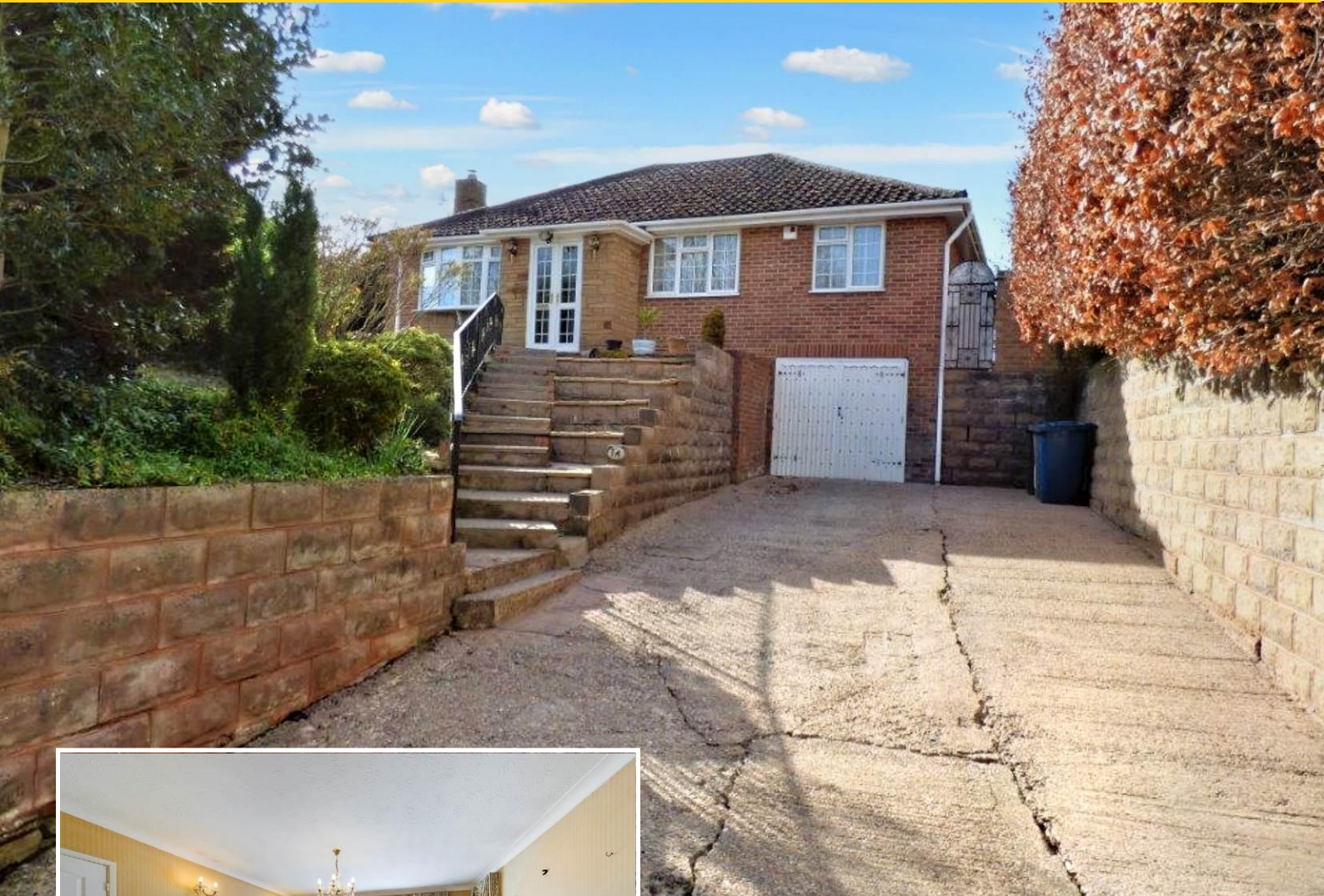


Brownsfield Road
Lichfield, Staffordshire, WS13 6BT



Within minutes walking distance of Stowe Pool and close to the city centre, is this ultra-spacious and interesting detached bungalow with exciting further potential.

£395,000



John German 

With the benefit of no upward chain, a most interesting and spacious individually designed bungalow occupying an elevated garden plot with cathedral spire views and exciting potential for further change and improvement.

The property is gas centrally heated and double glazed throughout, offering a front entrance porch leading you into a good sized reception hall.

Positioned to enjoy front garden views, the lounge has a feature traditional fireplace with marble background and hearth, dual aspect window, ceiling and wall light points, together with a double door leading to a separate dining room.

One of the main highlights is the superbly sized, rear facing living room with delightful garden views with dual aspect light from both the side window and two sets of patio doors.

The fitted kitchen can be accessed from the lounge, or the hall and has a full range of white and grey trimmed base, wall and drawer units with work surfaces over and splashback tiling. Incorporated within is a stainless sink, built-in oven, hob and extractor.

There is also a separate utility room which offers space for several appliances, together with open access into the adjoining shower room/WC.

Leading off the spacious reception hall are three very well proportioned double bedrooms, two of which have front facing windows, and one with a rear aspect which also leads into a uPVC double glazed conservatory.

One of the front facing bedrooms also has a useful and recently fitted personnel lift descending effortlessly down into the former garage and therefore avoids the requirement of the fore garden steps.

All bedrooms are conveniently positioned for easy access to the bathroom which is part tiled and has a fitted suite comprising bath with shower over, low level WC and wash hand basin.

Outside, the former garage although accommodating the lift, still offers plenty of storage for bikes and paraphernalia.

The bungalow occupies an elevated position and enjoys a lovely sandstone front boundary wall, with steps leading to the front garden having an establishing lawn and stocked shrubbery borders. Driveway parking is available.

The rear garden is accessible from the side gated entry, lounge or conservatory, being charming yet easily maintained having lawn and borders enjoying a good degree of privacy with 'over the fence' views of the Cathedral Three Spires.

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.lichfielddc.gov.uk/planning
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10112022

Local Authority/Tax Band: Lichfield District Council / Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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