

Field Road
Lichfield, WS13 7RU



A superb stylish end town house - a starter or downsizing dream home with driveway parking and a fabulous garden, convenient for the city centre.

£249,500

John German

Approached from Curborough Road and Meadowbrook Road, this cul de sac positioned two bedroom end town house is most attractively presented throughout and enjoys very close proximity to neighbouring Stychbrook Park and a walkable distance to neighbourhood shops on both Curborough Road and Netherstowe. It lies approximately one mile to Stowe Pool which gives a picturesque walk into the city centre.

This gas centrally heated and uPVC double glazed home offers a front main door with storm canopy over and entrance into the hall has a stair to the first floor and access leading into the beautifully presented front facing lounge.

Leading off the lounge is a fully fitted dining kitchen with a full range of cream shaker style base, wall and drawer units with contrasting worktops and metro splash back tiling. There is an inset acrylic one and a half bowl sink unit, built in cooker, hob and extractor hood, tiled floor, space for a table and chairs plus a rear aspect window.

Leading off the kitchen is a rear utility area that gives access to the rear garden and provides space for a fridge/freezer, washing machine and wall mounted gas central heating boiler.

The first floor landing gives access to the front facing spacious master bedroom with built in wardrobes and bedroom two is a rear facing single bedroom with attractive garden views.

The bathroom has been most stylishly re-appointed to include full height tiling, a white and chrome suite to include panelled bath with mains shower over, low level WC, wash hand basin, tiled floor and a rear aspect window.

Outside there is driveway parking at the side of the house for two cars. An easily maintained lawn is provided at the front of the house and at the rear is an excellent sized garden which offers a paved patio and sleeper walls, substantial main lawn, fenced boundaries, shrubbery stocked borders and a timber garden shed.

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

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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