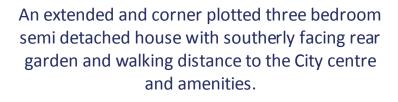
Rowan Close Lichfield, Staffordshire, WS13 6ES







£300,000





An attractive three bedroom semi detached house positioned on a small estate that is approached from Burton Old Road West and offers buyers a most conveniently located home with potential to further extend and personalise to their own style.

The property is gas centrally heated and uPVC double glazed and offers an enclosed storm porch that then leads into the reception hall with staircase leading to the first floor.

Off the reception hall is a through lounge with window to the front and patio doors to the rear together with a feature modern stone fireplace and gas coals fire.

The fitted kitchen enjoys very pleasant rear garden views and has a full range of white panel fronted base and wall units, contrasting worktops and splash back tiling, inset sink unit, built in double oven, gas hob and extractor hood.

Immediately adjacent to the kitchen is a large separate dining room with side aspect window and external doors. Leading off is a very useful modern fitted and tiled three piece guest's cloakroom and shower.

The first floor landing has a side facing window, built in boiler/airing cupboard and access to the three bedrooms and family bathroom. Bedroom one is a front facing double room with built in wardrobes and dressing table, bedroom two is a rear facing double room with built in wardrobe and bedroom three is a single sized front facing room.

The family bathroom is fully tiled and has a bath, wash hand basin and low level WC.

Outside a single garage has two parking spaces in front of. There are lawned front and side gardens with various shrubs and a laurel screen hedge.

The southerly facing rear garden has a patio area, good sized lawn and well stocked and varied borders.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Property construction: Traditional Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability). Broadb and type: TBC See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Lichfield District Council / Tax Band C Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA/18042024

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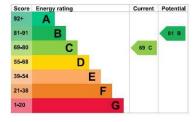


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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On The Market



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