

Harrier Road  
Streethay, Lichfield, WS13 8WG



John German 



A superbly presented detached modern family home situated within a popular residential location within walking distance of Trent Valley rail station.

Offers Over £380,000



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This beautifully appointed detached family home has been beautifully decorated and furnished by the current owners. It enjoys a delightful position on the popular Roman Heights development in Streethay that is popular for all ages with its open green spaces, newly opened primary school, the A38 and the city centre itself. Take a scenic walk around Stowe Pool and along the cobbled streets along the streets of Lichfield where there are a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs. For commuters, Lichfield Trent Valley rail station is a short walk away that offers regular services to Bromsgrove and London Euston.

Step inside the front door opening into the hallway with wooden effect flooring, radiator, ceiling light point and carpeted stairs rising to the first floor landing.

The generously sized living room has a front facing uPVC double glazed window, wooden effect flooring, two radiators and a ceiling light point.

The guest cloakroom is fitted with a white suite comprising a low level flush WC and pedestal wash-hand basin with chrome mixer tap and a tiled splashback. There is also a radiator, spotlights to the ceiling, and a uPVC double glazed window to the front aspect.

The heart of the home is the impressive open plan dining kitchen fitted with a contemporary range of matching base cabinets and wall units, a one-and-a-half bowl stainless steel sink set into the work surface with a chrome mixer tap. There is a range of integrated appliances, such as a dishwasher, double oven and refrigerator/freezer whilst a four ring hob with stainless steel splashback is set into the work surface with matching extractor hood above. There are spotlights to the ceiling, wooden effect flooring, a rear facing uPVC double glazed window and uPVC double glazed French doors leading out to the garden. The kitchen also benefits from a useful and large under-stairs storage cupboard and a radiator.

Upstairs there are three well-proportioned bedrooms, the generously sized master bedroom is fitted with carpeted flooring, radiator, ceiling light point and front facing uPVC double glazed window. It also has its own en-suite shower room comprising of fully tiled double shower unit with mains shower, low level WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling and a uPVC double glazed window to the front aspect.

Bedroom two is a further generously sized double bedroom with carpeted flooring, ceiling light point and a uPVC double glazed window to the rear aspect. Bedroom three is a generously sized single bedroom with carpeted flooring, ceiling light point and a rear facing UPVC double glazed window.

The family bathroom has a white suite comprising low level flush WC, wall mounted wash-hand basin with chrome mixer tap and tiled splashback plus a panelled bath with chrome central mixer tap, a chrome style heated towel rail and spotlights to the ceiling.

Outside to the front of the property is a driveway providing off-road parking for two vehicles and access into the garage with up and over door, lighting and power.

To the rear of the property is an attractive garden with an extended patio seating area ideal for outside entertainment and dining and a lawn beyond.

**Notes:** There is an estate charge of £240 per annum. The NHBC Warranty is valid until 2031.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Electricity supply:** Mains

**Sewerage:** Mains

(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 D

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

**Our Ref:** JGA/04092024

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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