


Caterham Crescent

Streethay, Lichfield, WS13 8GS



John German 

A modern semi-detached family home located on a popular development of homes located in Streethay.

£325,000



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This well presented semi-detached family home has been beautifully decorated and furnished by the current owners. It enjoys a delightful position on the modern development of homes in Streethay, popular for all ages with its open green spaces, catchment for the newly opened Streethay Primary School, the A38 and the city centre itself. Take a scenic walk around Stowe Pool and along the cobbled 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 has a direct service to Birmingham New Street and offers regular services to Bromsgrove and London Euston.

Internally the property comprises entrance door opening into the spacious hallway with UPVC double glazed window to the side aspect, carpeted flooring leading to the first floor landing and a door opening into the living room.

The living room has a UPVC double glazed window to the front aspect, carpeted flooring, ceiling light point, useful understairs storage cupboard and a door opening into the spacious kitchen/diner.

The kitchen/diner is fitted with a range of modern matching wall and base units with laminate worksurfaces over, tiled splashbacks, integrated appliances and space and plumbing for a washing machine and fridge/freezer. There is tiled flooring, two ceiling light points, a UPVC double glazed window to the rear aspect, French doors opening out onto the rear garden and a door leading into the downstairs guest cloakroom.

Upstairs there are three bedrooms; two generously sized double bedrooms and one smaller single bedroom ideal as a home office or nursery. The master bedroom benefits from its own en-suite shower room and fitted wardrobes and the other two bedrooms are serviced by the modern family bathroom.

The loft is fully boarded with an integrated ladder.

Outside to the front of the property is a decorative stoned area with paved path leading to the front door. To the side of the property is a tarmac driveway providing off-road parking for two to three vehicles. To the rear of the property is a landscaped fully enclosed garden with large garden shed, paved patio and a lawned garden.

Agents note: We understand there is an estate management fee of approximately £140 per annum. There is NHBC Warranty valid until 2029.

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

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 C

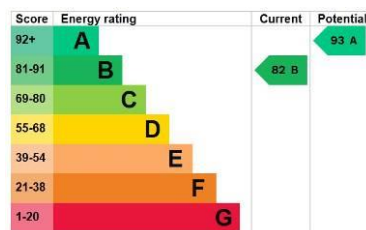
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11122024

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