

Leyfields

Lichfield, WS13 7NJ



A really well presented, modern and stylish three bedroomed end terraced house with a fantastic large rear garden and conveniently positioned for all family amenities and requirements.

£215,000



John German 

A traditional post war built terraced house located in a popular and established City area close to shops and schools, within a walking distance of Stowe Pool, Beacon Park and the City centre.

The accommodation is gas centrally heated and uPVC double glazed and offers a pleasing standard of decoration and presentation throughout.

A part glazed uPVC front main door leads to the entrance hall with staircase leading off and access into the spacious front facing lounge with a laminate floor, feature display niche within the chimney breast and a useful under stairs cloaks storage cupboard.

Leading off the lounge is an attractive and well-appointed dining kitchen with a comprehensive range of timber finished base, wall and drawer units, ample work surfaces with inset one and a half bowl sink unit, integrated cooker, gas hob, extractor hood and dishwasher. There is splash back tiling, space for a washing machine and fridge freezer together with a breakfast bar and tiled floor.

Leading off the kitchen is a rear porch entrance with a useful guest cloakroom off.

On the first floor there is a landing with side aspect window, two double bedrooms plus a good sized single bedroom, all served by a refitted family bathroom with tiled floor and walls and a white and

chrome suite to include P-shaped bath with thermostatic shower above, WC and wash hand basin within cabinet surrounds and a chrome heated towel rail/radiator.

Outside

There is off road frontage parking for two cars together with a gated side entrance that leads to a generously sized traditional rear garden with a full width paved patio, steps down to a shaped main lawn with centre path and shrubbery borders that lead in turn to two sheds and a treehouse that are included in the sale. There is also an outside water tap and light.

Agents Note: A planning application has been submitted for housing development on the open space at the rear of the property. See Lichfield District Council Planning website ref: 20/01121/FULM.

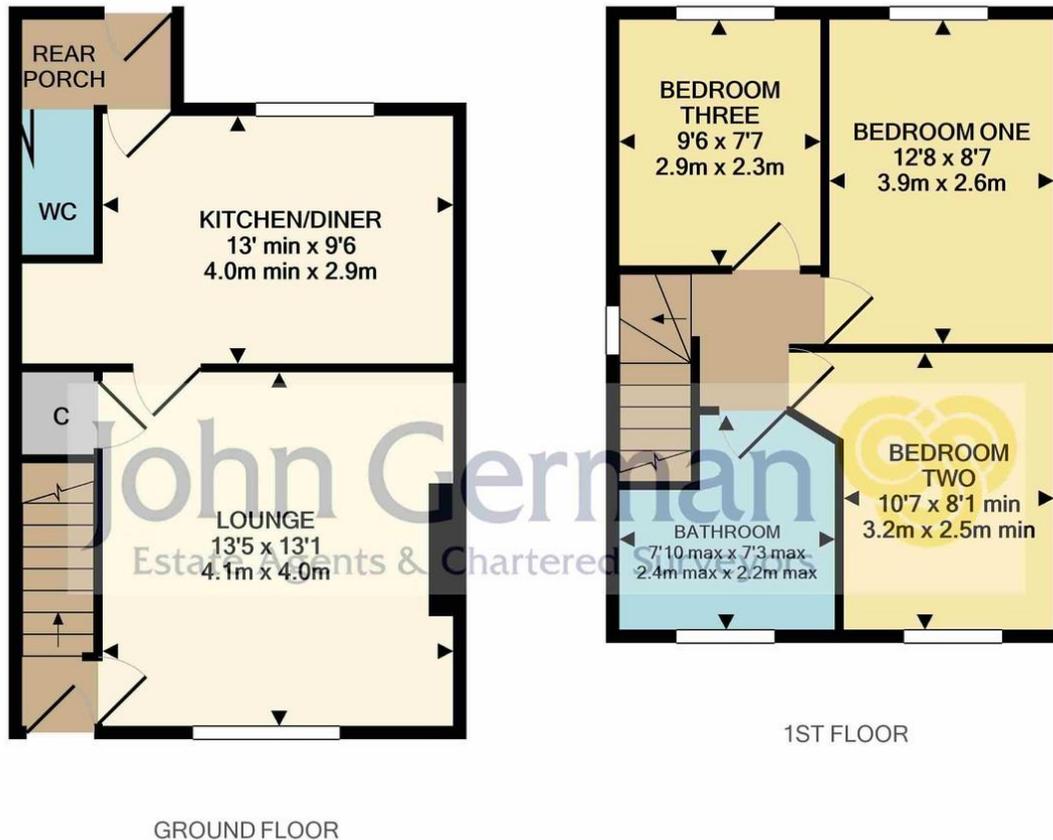
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.environment-agency.co.uk
www.lichfielddc.gov.uk

Our Ref: JGA/16112020

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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