



Crouch House 50 Brownsfield Road,  
Lichfield, WS13 6BX

**£595,000**



# Lichfield

£595,000



This highly impressive, high specification detached home is situated on Brownfields Road in Lichfield.

A highly desirable area close to popular amenities in central Lichfield, as well as sought after schooling and fantastic transport links. Set back from the road behind conifers providing privacy, this property is approached via a large newly paved driveway with ample parking space for a family.

As if the beautiful curb appeal wasn't enough, the internal accommodation welcomes you with a bright open hallway, leading into a cosy study/snug room with versatile use, a great size downstairs guest W.C, store cupboard, and a large integral garage with electric door. To the rear of the ground floor is the true 'wow factor' of this home. A beautiful, modern, bright open plan space, providing a kitchen/dining/family entertainment room. There is tasteful Karndean flooring throughout the ground floor, a high spec kitchen with modern fitted appliances, stunning lantern roof allowing plenty of light to shine through, and impressive bi-fold doors opening out to the rear garden.

Upstairs off the spacious landing are four brilliant size double bedrooms, the master with ample furniture space and a private en-suite shower room. There is also a main family bathroom with an immaculately fitted modern suite.

Outside is a charming low maintenance rear garden, with attractive patio area and a lawn with fenced enclosure.







## Property Specification

MODERN HIGH-SPEC FOUR BEDROOM DETACHED FAMILY HOME  
HIGHLY DESIRABLE LOCATION IN LICHFIELD  
STUNNING BRIGHT OPEN PLAN KITCHEN/DINER/FAMILY ROOM  
SEPARATE STUDY/SNUG ROOM

### Hallway

Study 13' 1" x 6' 7" (4.00m x 2.00m)

Open Plan Kitchen/Diner/Family Room 22' 9" x 21' 5" (6.94m x 6.54m)

Downstairs W.C. 6' 9" x 2' 9" (2.05m x 0.85m)

Integral Garage 18' 10" x 8' 2" (5.75m x 2.49m)

Bedroom One 13' 1" x 12' 5" (4.00m x 3.78m max, 2.88 min)

En-suite 9' 6" x 3' 3" (2.89m x 0.99m)

Bedroom Two 13' 1" x 7' 11" (3.98m x 2.41m)

Bedroom Three 11' 6" x 9' 9" (3.50m x 2.96m)

Bedroom Four 9' 9" x 9' 7" (2.98m x 2.92m)

Bathroom 7' 10" x 5' 10" (2.39m x 1.79m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected:  
Gas/electric/water/drainage  
Tenure: Freehold  
Loft insulated & boarded

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

