



Curborough Road,
Lichfield, WS13 7NG

£299,950

Lichfield

£299,950

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Thoughtfully modernised throughout with no upward chain, this property has come to market on Curborough Road in central Lichfield. Such a fantastic location within close reach of popular schooling and transport links, with a wide variety of amenities and walks around the city.

This thoroughly improved three bedroom home has been modernised throughout to provide a new owner the peace of mind of a 'turnkey property' whilst still having so much potential to expand further (subject to relevant permissions).

Not only has this property been massively cosmetically improved, but it also benefits from a new boiler system, all electrics certified and replaced, LED lighting throughout the ground floor, new alarm system, new electricity and gas meters and a new external water stopcock.

Approached via attractive kerb appeal with a newly paved driveway, charming front garden, and a newly fenced side access, this home provides ample parking space for a growing family. Internally the accommodation comprises of a welcoming entrance hall, leading into a spacious living room with a large bay window.

This lounge area provides ample living space and features a large storage cupboard under the stairs, as well as an attractive chimney breast in the centre, and bright LED lighting throughout. To the rear of the property is a fantastic newly fitted kitchen/diner, with beautiful flooring throughout, modern fitted appliances within the kitchen plus free standing washer and dryer in the utility room.

There are brand new French doors off the kitchen which lead out to the spacious rear garden, and allow fantastic natural lighting to flow through the home. Off the kitchen is a separate utility room with a ground floor W.C. featuring the same high quality finish.

Upstairs off the landing are three well proportioned bedrooms and a newly fitted family bathroom. All rooms front and back feature attractive views; the rear showing a huge private plot with an attractive garden, and the fore facing down the road towards the prestigious Gaia Lane, with no homes currently facing this property.

Outside is a truly fantastic size plot, with an attractive patio area continued from the front of the property, and a vast lawn providing fantastic outdoor space for friends and family, and further potential to expand out into.





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Property Specification



No Upward Chain
Modernised Three Bedroom Home in Central Lichfield
Sought After Location Close to Local Schooling and
Transport Links

Newly Paved Driveway with Front Garden
Spacious Plot with Large Private Rear Garden

Hall
4' 1" x 3' 6" (1.25m x 1.07m)

Lounge
13' 4" x 13' 1" (4.06m x 3.99m)

Kitchen/Diner
13' 0" x 9' 6" (3.95m x 2.89m)

Utility
5' 10" x 4' 8" (1.78m x 1.42m)

Downstairs W.C.
5' 6" x 2' 8" (1.68m x 0.82m)

Bedroom One
12' 9" x 8' 6" (3.89m x 2.60m)

Bedroom Two
10' 4" x 9' 5" (3.16m x 2.88m)

Bedroom Three
9' 5" x 7' 6" (2.88m x 2.28m)

Bathroom
6' 6" x 5' 4" (1.97m x 1.63m)

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: June 25

Viewer's Note:

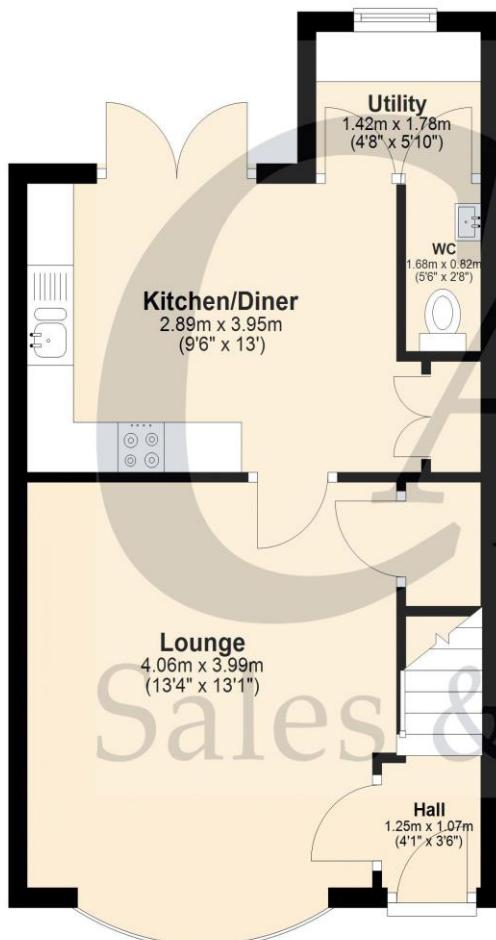
Services connected: Gas/electric/water/drainage
Council tax band: B
Tenure: Freehold

Floor Plan

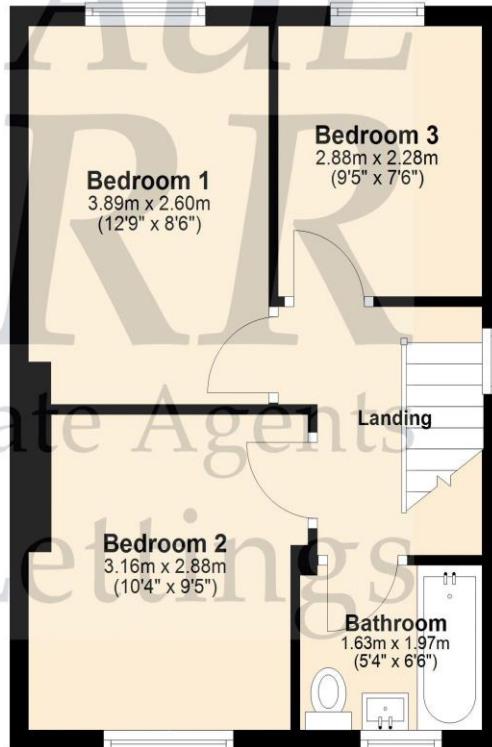
This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

Ground Floor



First Floor



**New
Instruction
Awaiting
E.P.C.**

Map Location

