



Burton Old Road, Streethay  
Lichfield, WS13 8LJ

£315,000

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This fantastic four-bedroom property is situated on Burton Old Road in Streethay, Lichfield, within close distance of popular amenities in Lichfield City Centre, as well as transport links and local schooling. Approached via the attractive curb appeal with steps up to the front door, the internal accommodation briefly comprises of an entrance hallway with downstairs guest W.C, leading into a separate fitted kitchen to the fore, and a wonderfully spacious lounge/diner to the rear. This vast living room provides ample entertainment space for a family, with French doors out to the garden. To the first floor off the landing are two large bedrooms, the master bedroom with ample furniture space and private en-suite shower room, and a main family bathroom. The second floor has two more double bedrooms, and a shower room servicing this floor. Outside is a cosy rear garden with low maintenance patio and artificial lawn, with a gate out to an external garage with parking space.





### 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: 8th February 2024

## Property Specification

FOUR BEDROOM FAMILY HOME  
HIGHLY SOUGHT AFTER LOCATION IN LICHFIELD  
SPACIOUS LOUNGE/DINER  
SEPARATE KITCHEN TO FORE  
FOUR DOUBLE BEDROOMS

### Hallway

Downstairs W.C. 6' 5" x 2' 11" (1.96m x 0.90m)

Kitchen 13' 0" x 8' 4" (3.97m x 2.53m)

Lounge/Diner 17' 2" x 15' 9" (5.23m x 4.81m)

Bedroom One 16' 1" x 12' 1" (4.89m x 3.68m)

En-suite 6' 5" x 6' 5" (1.95m x 1.95m)

Bedroom Two 10' 8" x 9' 4" (3.25m x 2.84m)

Bathroom 6' 5" x 5' 7" (1.95m x 1.69m)

Bedroom Three 10' 5" x 9' 4" (3.17m x 2.84m)

Bedroom Four 12' 6" x 7' 2" (3.80m x 2.19m)

Shower Room 6' 2" x 5' 5" (1.89m x 1.65m)

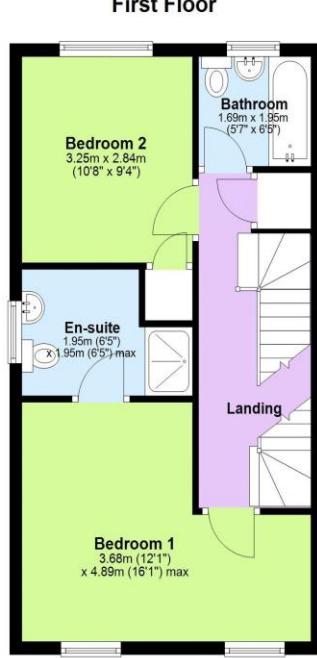
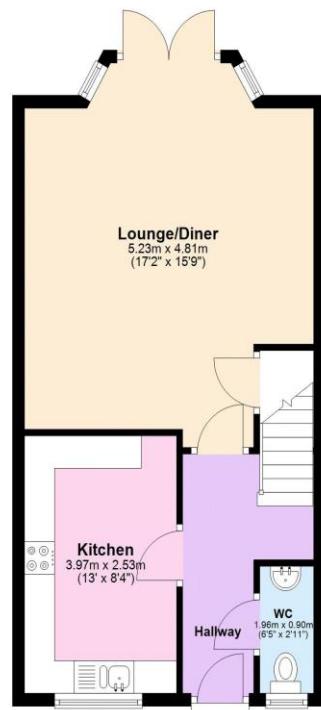
External Garage 17' 1" x 8' 2" (5.21m x 2.50m)

### Viewer's Note:

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

# Floor Plan

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



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

