



Shipley Lane,
Lichfield, WS14 0FJ

PAUL

Offers in the Region Of £490,000

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Offered for sale with
no upward chain

This beautiful modern four bedroom detached family home, located on the sought after new estate off Birmingham Road in Lichfield. Approached via attractive curb appeal with a driveway and external garage.

The internal accommodation comprises of a welcoming entrance hall with store cupboard, leading into a bright spacious living room with a bay window, and double doors into the kitchen/diner. Also off the hallway is a separate study room, plus a handy utility/guest W.C. The kitchen/diner in this property features ample entertainment space for friends and family, with modern fitted appliances and French doors out to the private garden.

Upstairs off the landing are four brilliant size bedrooms and a main family bathroom. The main bedroom features a private en-suite shower room, and the smallest bedroom still features fitted wardrobes.

Outside is a generously sized rear garden with various social patio areas around the plot, with a neatly kept lawn and private fenced enclosure. The garden also provides access to a large external garage, where the loft has been fully boarded for storage.



Property Specification

No Upward Chain
Modern Four Bedroom Detached Home
External Garage Accessible from Garden
Open Plan Kitchen/Diner
Spacious Lounge



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: 27th March 2025

Hallway 14' 2" x 6' 3" (4.33m x 1.91m)

Lounge 15' 5" x 12' 8" (4.69m x 3.86m)

Study 8' 5" x 6' 10" (2.56m x 2.09m)

Kitchen/Diner 26' 4" x 10' 7" (8.03m x 3.23m)

Utility/W.C. 6' 10" x 5' 5" (2.08m x 1.64m)

Bedroom One 12' 8" x 12' 2" (3.86m x 3.70m)

En-Suite 6' 6" x 5' 3" (1.97m x 1.60m)

Bedroom Two 13' 9" x 10' 0" (4.18m x 3.04m)

Bedroom Three 12' 9" x 9' 0" (3.89m x 2.75m)

Bedroom Four 11' 3" x 10' 0" (3.43m x 3.06m)

Bathroom 6' 9" x 6' 3" (2.06m x 1.90m)

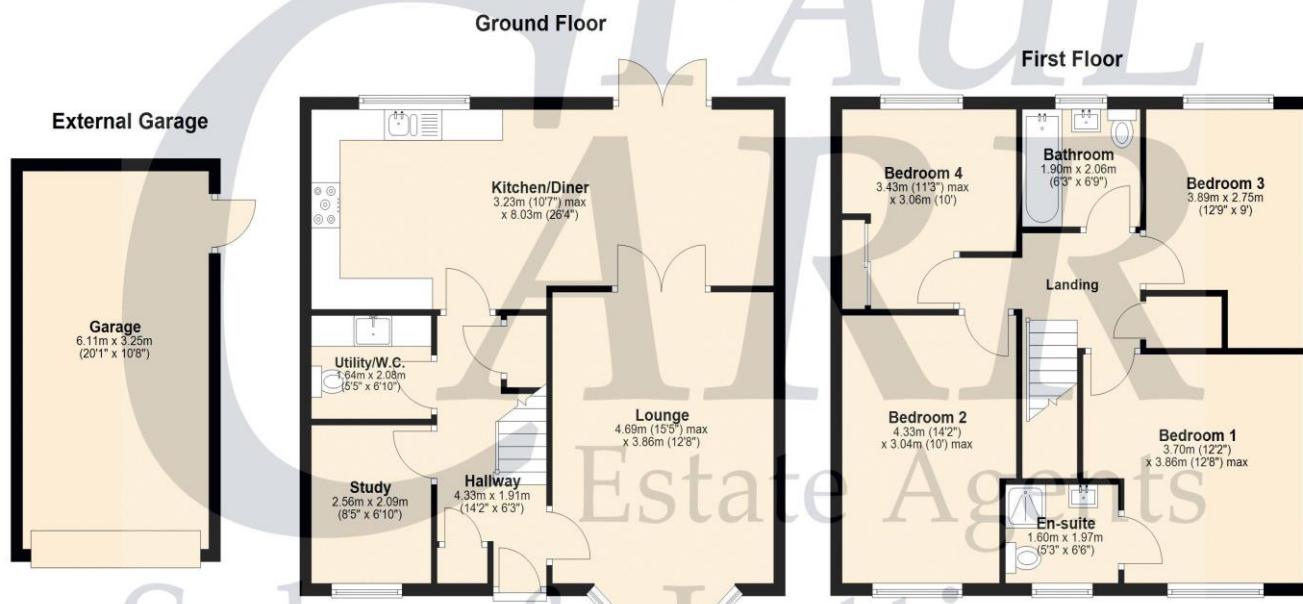
External Garage 20' 1" x 10' 8" (6.11m x 3.25m)

Viewer's Note:

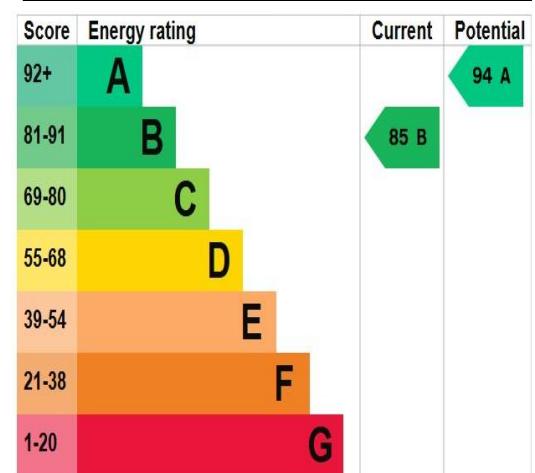
Services connected: Gas/electric/water/drainage
Council tax band: F
Tenure: Freehold
Estate Charge: £230

Floor Plan

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



Energy Efficiency Rating



Map Location

