



Shipleigh Lane,
Lichfield, WS14 0FJ

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

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)

Agent's Note:

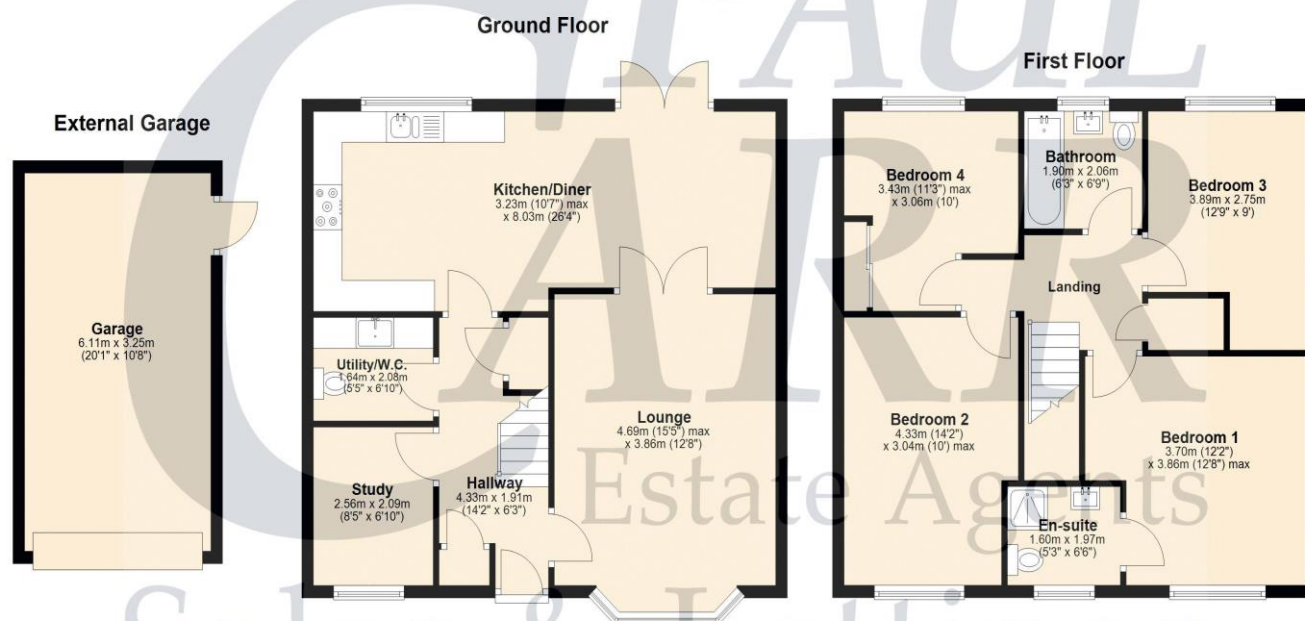
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Came on the market: 27th March 2025

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

