



Welcome to Burton Old Road West in Lichfield. This wonderfully located road is situated off Trent Valley Road in central Lichfield, boasting quiet surroundings whilst still being within close reach of popular amenities, transport links, and local schooling.

The curb appeal this home presents is delightful, with an impressively wide plot providing ample parking space for a growing family, with a neatly maintained front garden and external garage.

Internally the accommodation comprises of an entrance porch leading into a spacious welcoming hallway with under-stair pantry/storage, leading into two generously sized reception rooms. There is a dining room to the fore with a large bay window, with double doors leading into a cosy living room to the rear, which has access out to the beautiful rear garden. The kitchen is located at the end of the hallway, and features access into a guest W.C/utility room, with further outdoor access.

Upstairs off the landing are three brilliant size bedrooms and a large family bathroom. Both the main bedroom and second bedroom features fitted wardrobes and boast further space for furniture, and the third bedroom is still a single bedroom.

Outside is a truly wonderful garden, full of personality and character, occupying a vast private space which is Southerly facing. There is a social patio area with a neatly maintained lawn, a separate fenced off social area, and various vegetable patches to the rear, plus lots of space to the side where there is an external garage.

Tenure: Freehold
Council Tax Band: E



PAUL
CARR
Estate Agents
Sales & Lettings

Porch
7' 2" x 2' 1" (2.19m x 0.64m)

Hallway
15' 8" x 7' 3" (4.77m x 2.20m)

Dining Room
14' 0" x 11' 5" (4.26m x 3.48m)

Lounge
12' 0" x 11' 4" (3.65m x 3.45m)

Kitchen
8' 4" x 7' 3" (2.55m x 2.20m)

Downstairs W.C.
7' 3" x 5' 10" (2.22m max x 1.78m)

External Garage
16' 6" x 8' 11" (5.04m x 2.71m)

Bedroom One
14' 8" x 11' 4" (4.47m x 3.46m)

Bedroom Two
12' 0" x 11' 4" (3.65m x 3.46m)

Bedroom Three
8' 6" x 7' 3" (2.60m x 2.22m)

Shower Room
8' 5" x 7' 3" (2.56m x 2.20m)



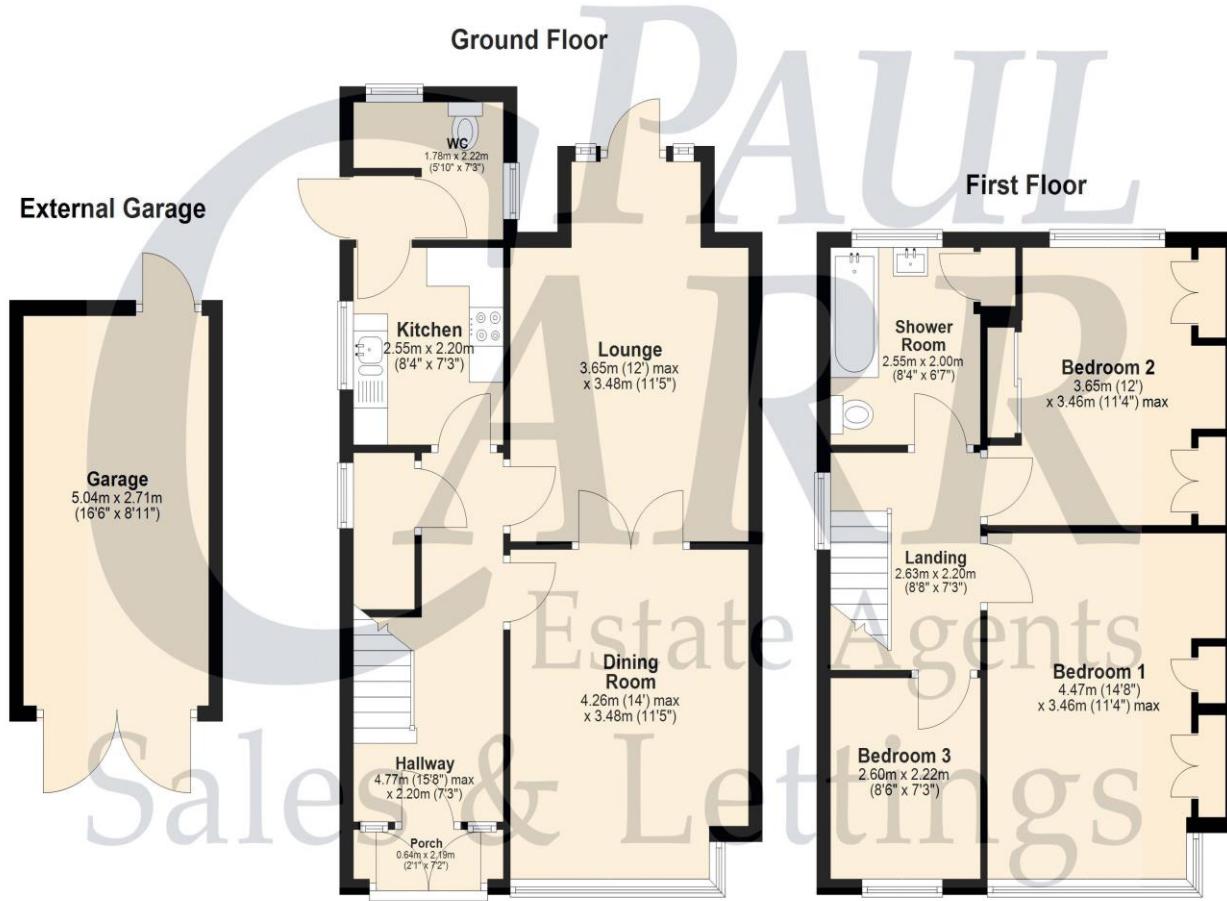




Floor Plan

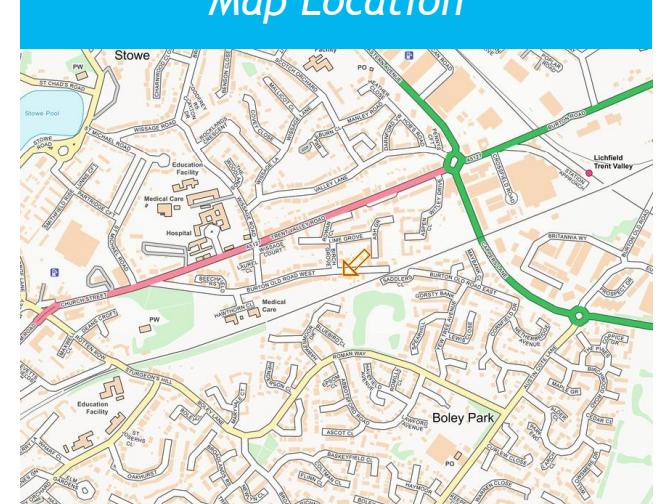
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating



New listing
EPC to follow

Map Location







**PAUL
CARR**
Estate Agents
Sales & Lettings

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: April 25

www.paulcarrestateagents.co.uk

 **OnTheMarket.com**

 **rightmove.co.uk**
The UK's number one property website

 **The Property
Ombudsman**

 **naea propertymark**
PROTECTED