



High Grange,  
Lichfield, WS13 7DZ

**£350,000**

# Lichfield

£350,000



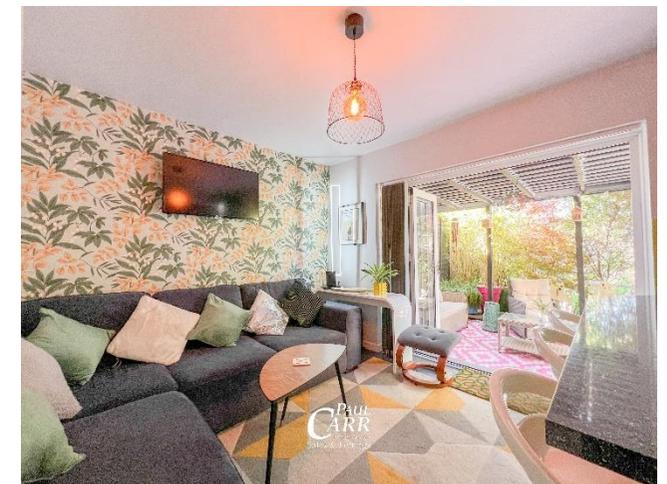
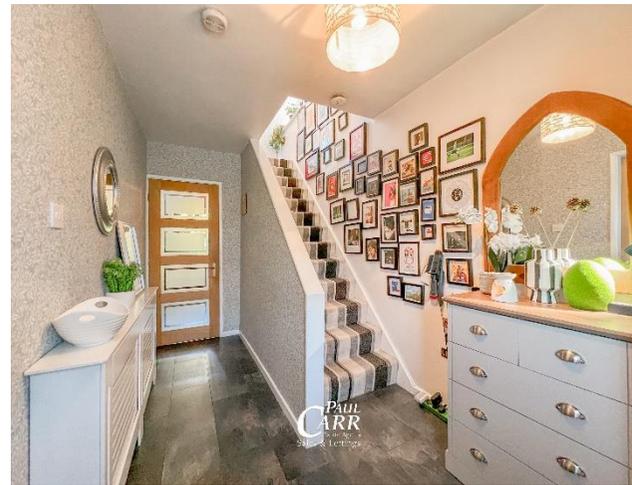
This wonderfully personalised three bedroom family home is situated on High Grange, off Wheel Lane in central Lichfield. Located within close reach of popular amenities, transport links, and highly rated local schooling, this home is ideal for any first time buyers or young families searching in the area.

Approached via a paved driveway with a shared external side access and attractive frontage, the internal accommodation comprises of a welcoming entrance porch leading into a spacious hallway, ensuring first impressions of this home are delightful. Off the hallway is a main living room to the fore, with a feature fireplace and large window providing ample natural lighting.

To the rear is an open plan, social kitchen/diner; a fantastic entertainment space for friends and family, with fitted storage, bi-fold doors outside, and access to a separate utility room with a guest W.C and large integral garage.

Upstairs off the bright landing are three well proportioned bedrooms, the main bedroom featuring fitted wardrobes, and a family bathroom with W.C, wash hand basin, and bath with shower over.

Outside is a fantastic Southerly facing rear garden, with an attractive pergola outside the bi-fold doors off the kitchen, and a versatile external summer house, with a neatly maintained lawn and private fenced enclosure.



# Property Specification



Three Bedroom Family Home in Central Lichfield  
Close to Popular Amenities, Transport Links  
and Local Schooling  
Modern Kitchen/Diner  
Spacious Lounge  
Three Great Size Bedrooms

Porch  
6' 8" x 2' 7" (2.03m x 0.78m)

Hallway  
13' 3" x 6' 8" (4.04m x 2.03m)

Lounge  
13' 3" x 12' 0" (4.04m x 3.66m)

Kitchen/Diner  
19' 0" x 10' 4" (5.79m x 3.15m)

Utility  
11' 1" x 7' 7" (3.39m x 2.30m)

Downstairs W.C.  
4' 6" x 3' 0" (1.38m x 0.92m)

Integral Garage  
16' 6" x 7' 11" (5.03m x 2.41m)

Bedroom One  
12' 1" x 11' 11" (3.68m x 3.62m)

Bedroom Two  
12' 1" x 11' 10" (3.69m x 3.61m)

Bedroom Three  
8' 10" x 6' 8" (2.68m x 2.03m)

Bathroom  
6' 6" x 5' 9" (1.97m x 1.75m)

## 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: May 25

## Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: C  
Tenure: Freehold  
Other: Loft insulated & boarded

# 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

