



Lynfield Road,
Lichfield, WS13 7BU

Offers in the Region Of £380,000

Lichfield

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This immaculately maintained modern family home is situated on Lynfield Road, tucked away off Abnalls Lane and Beacon Street in Lichfield.

Within close distance from highly desirable local schooling, an array of amenities with Lichfield City Centre on your doorstep, and transport links, this home is ideal for any families searching in the area.

Approached via an attractive driveway providing ample curb appeal showing the fitted solar panels and parking space available, the internal accommodation is extremely welcoming.

The entrance porch opens into an unexpectedly large hallway, which provides access to a downstairs W.C, independent utility room, kitchen/diner, and a cosy lounge to the fore.

The lounge benefits from private views to the fore and catches a beautiful glimpse of stunning rural fields. There are folding doors off the lounge which enter the social kitchen/diner space, which provides an impressive room for family entertainment, with modern fitted appliances, automatic underlighting, built in speakers, and sliding doors out to the garden. There is a separate utility room off the hallway which provides an independent space for utilities, and gives access to the integral garage/store. This utility further benefits from a modern fitted heater panel, and outdoor side access.

Upstairs off the bright landing are three large double bedrooms, ideal for a growing family, and a modern spacious family bathroom. The bathroom features a separate bath and walk-in shower, as well as W.C and wash hand basin with a high-tech mirror fitted with built in lighting, Bluetooth connections, and a de-steamer.

Outside is a low maintenance private rear garden, with patio area, vegetable patch and lawn with fenced enclosure and external side access.





Property Specification

A WONDERFULLY LOVED FAMILY HOME
HIGHLY SOUGHT AFTER QUIET LOCATION
CLOSE TO DESIRABLE LOCAL SCHOOLS & LICHFIELD CITY
CENTRE
THREE LARGE DOUBLE BEDROOMS
A SPACIOUS MODERN FAMILY BATHROOM

Porch 5' 5" x 4' 5" (1.64m x 1.34m)

Hallway 15' 9" x 4' 9" (4.79m x 1.44m)

Lounge 12' 6" x 11' 1" (3.81m x 3.37m)

Kitchen/Diner 24' 0" x 11' 2" (7.32m x 3.41m
max, 2.40 min)

Utility 7' 4" x 5' 1" (2.23m x 1.54m)

Garage/Store 10' 4" x 7' 4" (3.14m x 2.23m)

Downstairs W.C. 4' 0" x 2' 9" (1.22m x 0.84m)

Bedroom One 13' 5" x 11' 3" (4.10m x 3.42m)

Bedroom Two 13' 5" x 12' 6" (4.10m x 3.80m)

Bedroom Three 12' 4" x 9' 3" (3.77m x 2.82m)

Bathroom 9' 8" x 8' 1" (2.94m x 2.46m)

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:

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: D
Tenure: Freehold
Restrictions: N/A Loft insulated, part boarded

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		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

