



Oakhurst,  
Lichfield, WS14 9AL

**Offers in the Region Of £370,000**



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Welcome to Oakhurst, a highly desirable area of Lichfield within easy reach of local primary schools and within the catchment of King Edward VI School.

Set in a quiet cul-de-sac close to a host of amenities nearby, this much-improved family home offers spacious living accommodation including a stylish through-lounge/diner with a feature fireplace and imitation log burner.

A conservatory offers further seating or dining area.

The impressive, refitted kitchen has ample storage and sleek work surfaces.

Off the kitchen is a WC, laundry area, a door to the garden and a door into the garage.

The first-floor layout comprises of two double bedrooms and a single room/home office.

The refitted contemporary bathroom has a P-shaped bath with shower, quality part-tiled walls and a vanity sink unit.

Outside is a good-sized rear garden ideal for families with a patio area and mature trees offering privacy.

A side gate leads to the front driveway where a recently upgraded driveway offers parking for two vehicles.

Call Paul Carr Lichfield to arrange a viewing!







## Property Specification

Beautifully Presented Traditional Family Home  
Refitted Stylish Kitchen  
Through Lounge/Dining Area  
Conservatory  
Ground Floor WC and Laundry Room

**Lounge/Dining Room**  
7.54m (24'9") x 3.15m (10'4") max

**Hall**

**Kitchen**  
3.05m (10') max x 2.74m (9')

**Porch**

**Conservatory**

**Garage**  
**Laundry**  
1.26m (4'2") x 0.89m (2'11")

**WC**

**Bedroom 1**  
4.11m (13'6") x 2.87m (9'5")

**Bedroom 3**  
3.06m (10') x 2.13m (7') max

**Bedroom 2**  
2.83m (9'3") x 2.72m (8'11")

**Bathroom**

### 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: 11th February 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

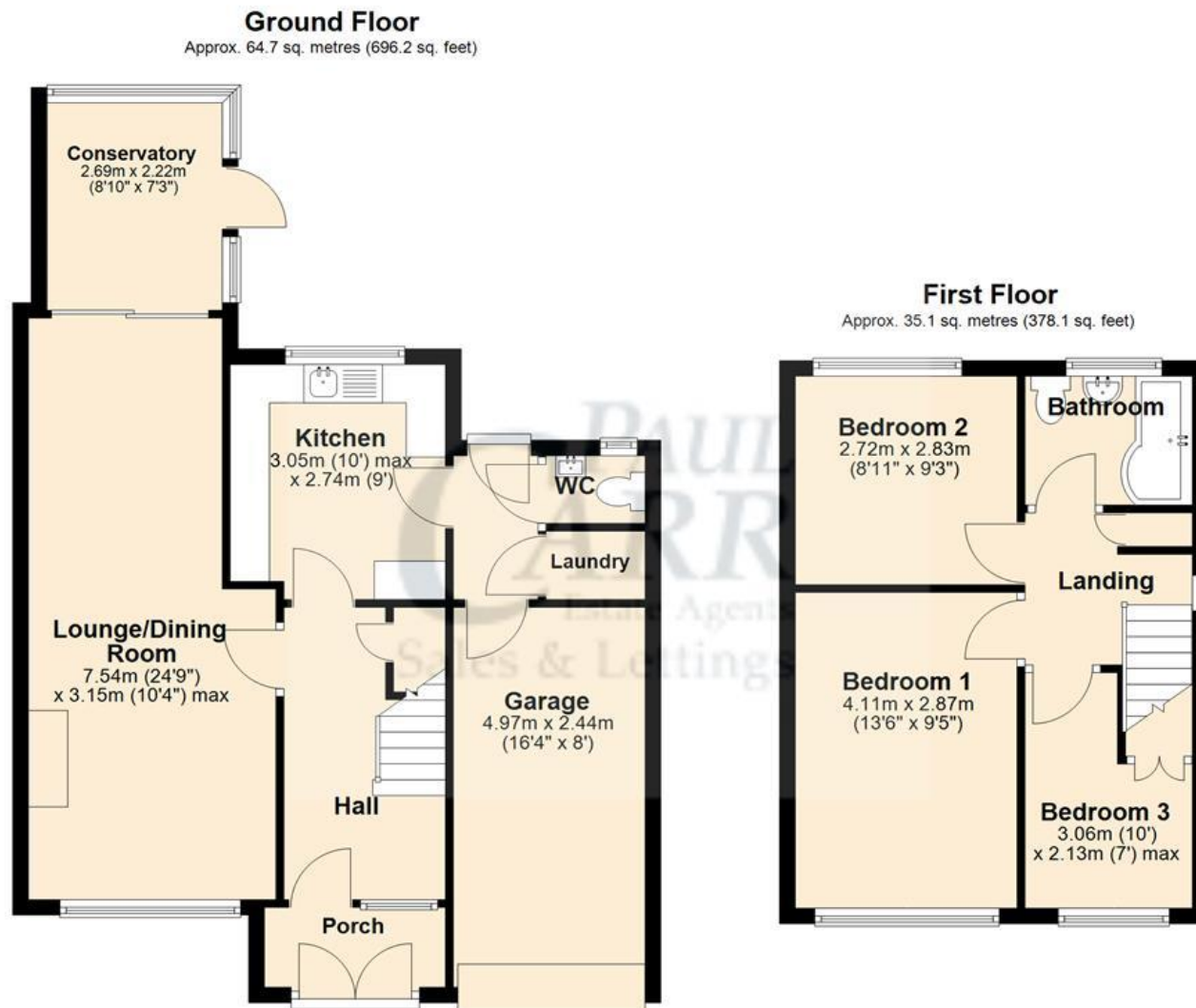
Services connected: Water, Drainage, Gas, Electric

Council tax band: C

Tenure: Freehold

# Floor Plan

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



Total area: approx. 99.8 sq. metres (1074.3 sq. feet)

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

