



Walsall Road,  
Lichfield, WS13 8AH

Offers in the Region Of £475,000



# Lichfield

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Welcome to Walsall Road, set behind a private gated entrance lies this superbly presented and extremely spacious three bedroom dormer bungalow situated in the ever popular city of Lichfield.

Internally you are greeted with a welcoming entrance hall, spacious living room, open plan style kitchen dining and sitting area, two double bedrooms and a modern shower room complete the ground floor.

Stairs lead to the first floor where there is a wonderful double bedroom, office/snug area and a shower room. Outside is an excellent mature rear garden surrounded by greenery creating a blissful atmosphere for any keen gardener.

The plot also allows for further extension subject to planning. To the fore is a multi vehicle driveway and charming borders surrounding the property. Just a short walk down the road and you will find Lichfield City Centre bursting with history and having a variety of coffee shops, restaurants and pleasant walks through the park.

There are also easily accessible transport links into the city and nearby towns. If you are looking for a beautiful bungalow, then look no further than Walsall Road...







## Property Specification

DETACHED BUNGALOW  
THREE BEDROOMS  
LARGE LIVING ROOM  
FITTED KITCHEN  
DINING ROOM LEADS ONTO THE SUN ROOM

### Entrance Porch Hallway

Lounge 13' 8" x 12' 5" (4.16m x 3.78m)

Dining area 11' 11" x 10' 10" (3.63m x 3.30m)

Sun Room 12' 10" x 11' 11" (3.91m x 3.63m)

Kitchen 14' 8" max x 11' 9" (4.47m x 3.58m)

Bedroom Two 12' 4" x 11' 10" (3.76m x 3.60m)

Bedroom Three 11' 10" x 10' 10" (3.60m x 3.30m)

Shower Room 8' 6" x 7' 9" (2.59m x 2.36m)

Garage 12' 4" max x 9' 3" min x 18' 6"  
(3.65m max 2.82m min x 5.63m)

Study 11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom One 16' 6" into wardrobes x 11' 4"  
(5.03m x 3.45m)

Shower Room 9' 4" x 5' 11" (2.84m x 1.80m)

Rear Garden

### 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: 9th March 2023

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 143.1 sq. metres (1540.6 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

## Map Location

