



Thacker Drive,
Lichfield, WS13 6NS

Offers in Excess of £425,000

Located within the stunning Cathedral City of Lichfield, this is a fantastic opportunity to purchase a four bedroom detached family home, situated over three floors and boasting a superb position within the popular Darwin Park development

Offering plenty of internal living space, a formal living room greets you upon entering the home, with sliding doors opening up into the garden. Another reception to the front elevation, currently used as a home office, would also be perfect as a formal dining room if desired. The breakfast kitchen is well fitted and enjoys garden views and provides access to a separate laundry room and the rear garden. A WC completes the ground floor accommodation.

Bedroom one on the first floor enjoys windows on the front and rear elevation, an ensuite and built in wardrobes. Bedroom two is a generous sized room, again with built in wardrobes. This floor is completed by a modern well fitted bathroom. The second floor offers a further two bedrooms, both with built in wardrobes and velux windows allowing in a wealth of natural light.

Externally there is a landscaped garden, single garage and allocated parking.

Thacker Drive has an excellent location close to local amenities and excellent schools in Lichfield. Lichfield is a vibrant and historic city and district located in the heart of Staffordshire, just north of Birmingham. Lichfield's streets are lined with museums, independent shops, Michelin starred Restaurants and luxury accommodation. Trains from both Lichfield City and Trent Valley train stations have direct routes into Birmingham and London and just a short drive away are some fantastic gastro pubs which enjoy the surrounding open countryside

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Living Room
18' 11" x 10' 5" (5.76m x 3.17m)

Dining Room
9' 4" x 9' 6" (2.84m x 2.89m)

Kitchen
13' 2" x 9' 6" (4.01m x 2.89m)

Laundry Room
5' 0" x 6' 1" (1.52m x 1.85m)

WC
5' 0" x 3' 3" (1.52m x 0.99m)

Garage

Bedroom One
18' 1" x 10' 8" (5.51m x 3.25m)

Ensuite
6' 2" x 9' 2" (1.88m x 2.79m)

Bedroom Two
9' 9" x 9' 2" (2.97m x 2.79m)

Bathroom
6' 8" x 6' 3" (2.03m x 1.90m)

Bedroom Three
13' 6" x 9' 10" (4.11m x 2.99m)

Bedroom Four
10' 7" x 15' 9" (3.22m x 4.80m)





Floor Plan

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

Ground Floor



First Floor



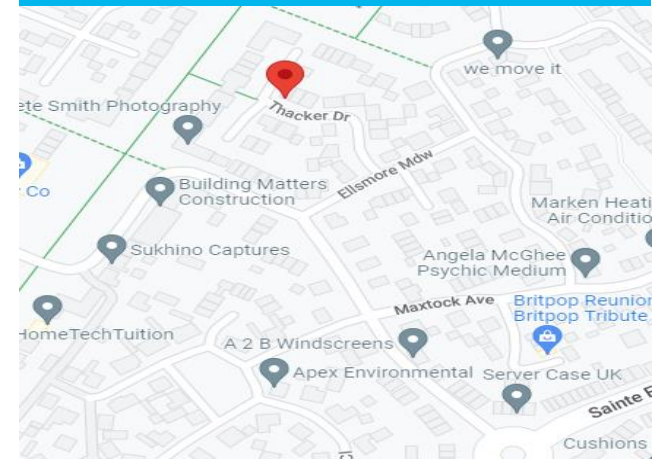
Second Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: