





Property Description

This beautifully presented three-bedroom semi-detached home offers spacious, well-planned accommodation throughout and is ideally situated within easy reach of Lichfield City Centre, the historic Cathedral, highly regarded schools, local shops, supermarkets and an excellent selection of cafés, bars and restaurants. Perfectly suited to families, professionals and downsizers alike, the property has been maintained to an exceptional standard, allowing the next owners to move straight in with nothing to do. The property is notably in safe walking distance to Friary Grange School and Beacon Park.

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The accommodation begins with an inviting entrance porch leading into a hallway with useful storage. To the front of the property is a fitted kitchen, offering ample worktop and cupboard space. The spacious lounge is the heart of the home, providing an ideal space for relaxing or entertaining, and flows seamlessly into a separate dining room overlooking the rear garden, creating a wonderful family living environment. To the first floor, the landing gives access to three well-proportioned bedrooms. The generous principal bedroom enjoys plenty of natural light, while the second is a spacious double and the third provides an ideal child's bedroom, nursery or home office. The family bathroom is complemented by the added convenience of a separate WC.

Externally, the property benefits from an integral garage and offers excellent kerb appeal.

Porchway

Entrance Hallway

Lounge

16' 2" x 12' 6" (4.93m x 3.81m)

Dining Room

10' 3" x 8' 9" (3.12m x 2.67m)

Kitchen

14' 6" x 7' 2" (4.42m x 2.18m)

First Floor

Bedroom One

12' 5" x 10' (3.78m x 3.05m)

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

Bedroom Three

9' 3" x 7' 4" (2.82m x 2.24m)

Family Bathroom

Guest Wc

Driveway

Pleasant Rear Garden

Integral Garage

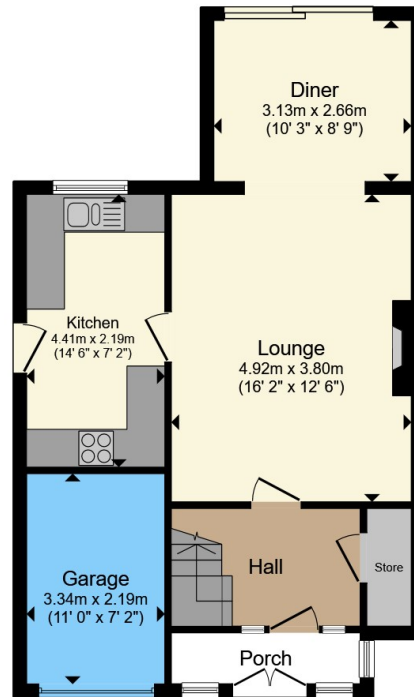
Location

Situated on the ever-popular Garrick Road, this property enjoys a prime position within walking distance of the heart of Lichfield. The historic city centre offers a superb mix of independent boutiques, high street retailers, cafés, bars and award-winning restaurants, together with the iconic Lichfield Cathedral and the Garrick Theatre. Families will appreciate the excellent choice of highly regarded primary and secondary schools nearby, while commuters benefit from easy access to Lichfield City and Lichfield Trent Valley railway stations, the A38, M6 Toll and wider motorway network. Beautiful parks, scenic walks and a wealth of leisure facilities further enhance the appeal of this sought-after location, making it an ideal place to call home.

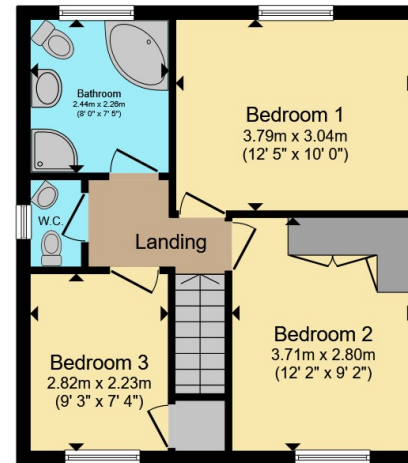








Ground Floor



First Floor

Total floor area 94.1 m² (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

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