



Francis Road,
Lichfield, WS13 7JX

Offers Over £330,000

Lichfield

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This wonderful extended three-bedroom home is situated on a generous size plot, within close distance of highly rated local schooling and transport links in Lichfield. Approached via a large block paved driveway with attractive front lawn and trees providing ample privacy.

The internal accommodation briefly comprises of an entrance porch leading into a wonderful extended kitchen/diner. This social space provides a fantastic area for family entertainment, with a pantry store cupboard and access to a large rear garden. There is a spacious living room to the fore, with a separate study/playroom providing a versatile space for hybrid workers and growing families.

Upstairs off the landing are three great size bedrooms, the master with ample furniture space, and a modern fitted shower room.

Outside is an impressive size garden with low maintenance social patio and surrounding planters, with an external side access to the front of the property, plus access to a single garage.





Property Specification

EXTENDED THREE BEDROOM HOME
 GENEROUS SIZE CORNER PLOT
 EXTENDED KITCHEN/DINER
 SPACIOUS LOUNGE AND SEPARATE STUDY/PLAY ROOM
 THREE GOOD SIZE BEDROOMS

Entrance Hall 6' 2" x 3' 11" (1.87m x 1.19m)

Lounge 15' 5" x 13' 9" (4.69m x 4.18m max,
 2.99 min)

Study/Playroom 15' 5" x 8' 7" (4.70m x
 2.61m)

Kitchen/Diner 24' 4" x 10' 6" (7.42m x
 3.19m)

External Garage 15' 3" x 7' 4" (4.66m x
 2.24m)

Bedroom One 15' 4" x 9' 1" (4.67m x 2.76m)

Bedroom Two 10' 2" x 8' 2" (3.09m x 2.50m)

Bedroom Three 11' 1" x 7' 0" (3.38m x
 2.14m)

Shower Room 6' 8" x 5' 5" (2.02m x 1.66m)

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: 22nd May 2024

Viewer's Note:

Services connected: Gas/electric/water/drainage
 Council tax band: D
 Tenure: Freehold
 Loft insulated & boarded

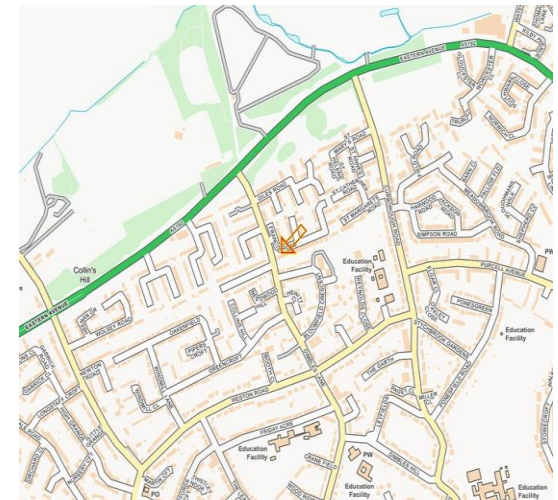
Floor Plan

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

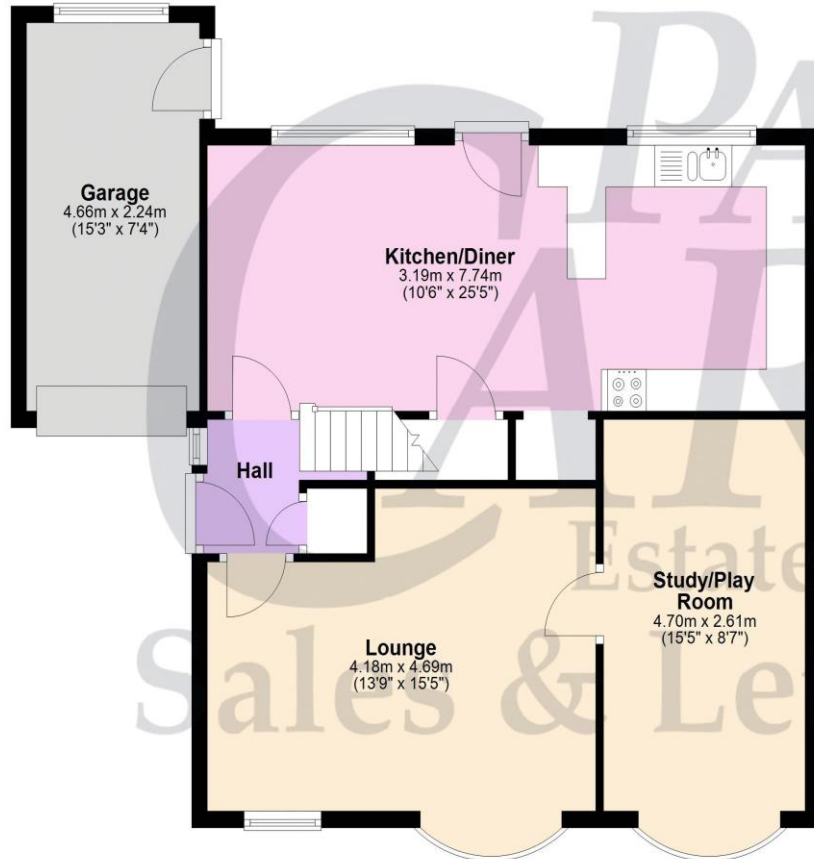
Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



Ground Floor



First Floor



Total area: approx. 111.7 sq. metres (1202.6 sq. feet)