



Lichfield Road, Edial, Burntwood, WS7 0HY

Offers in the Region Of £475,000

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Welcome to Lichfield Road, a stunning four bedroom family home situated just stones throw from Lichfield City Centre and the sought after Burntwood Green.

An internal inspection reveals a welcoming entrance hall, spacious family lounge diner, lovely conservatory, large country style kitchen with space for appliances and separate utility with guest W/C and completing the ground floor is the additional reception room/games room.

Stairs lead to the first floor where the property boasts four bedrooms, three of which are excellent sized doubles and the fourth a generous single. The first floor also has a large family bathroom.

Outside you will find a stunning garden with charming views and the rare addition of a swimming pool creating the perfect entertaining space for family and friends. There are also outbuildings providing ample storage space.

To the fore is unobstructed views of nearby countryside and ample parking for multiple vehicles. Nearby amenities include highly regarded schools, local shops and easily accessible transport links.

You are a stones throw from the Cathedral City of Lichfield which has direct access to both Birmingham and London making it an easy commute.

DO NOT MISS YOUR CHANCE TO VIEW!!!







Property Specification

HIGHLY SOUGHT AFTER LOCATION
SWIMMING POOL
CHARMING VIEWS
SPACIOUS THROUGHOUT
FOUR BEDROOMS



Reception Hall

Living Room 11' 6" x 22' 6" (3.50m x 6.85m)

Dining Area 11' 8" x 8' 7" (3.56m x 2.62m)

Conservatory 15' 3" x 9' 5" (4.64m x 2.88m)

Kitchen Diner 16' 6" x 11' 7" (5.04m x 3.52m)

Snug/additional reception room 14' 10" x 17' 7"
(4.52m x 5.37m)

Utility Room

W/C

Landing

Master Bedroom 14' 10" x 15' 0" (4.52m x 4.58m)

Bedroom Two 11' 6" x 11' 1" (3.51m x 3.37m)

Bedroom Three 11' 7" x 10' 11" (3.54m x 3.33m)

Bedroom Four 7' 6" x 5' 11" (2.28m x 1.81m)

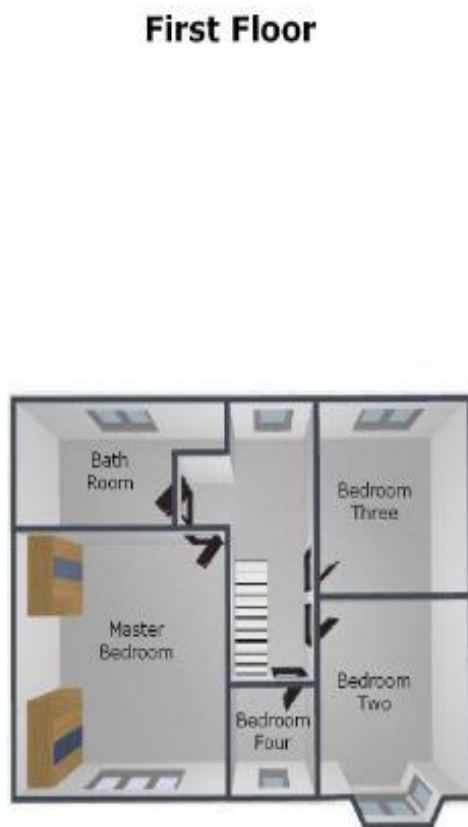
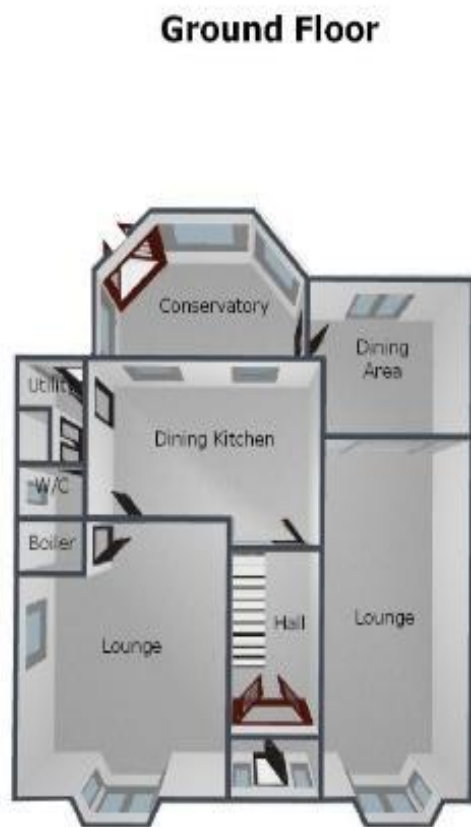
Family Bathroom

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:

Services connected: Gas, Electric, Water, Drainage
 Council tax band: F
 Tenure: years remaining, lease from
 Ground Rent: £0
 Service Charge: £0
 Restrictions:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

