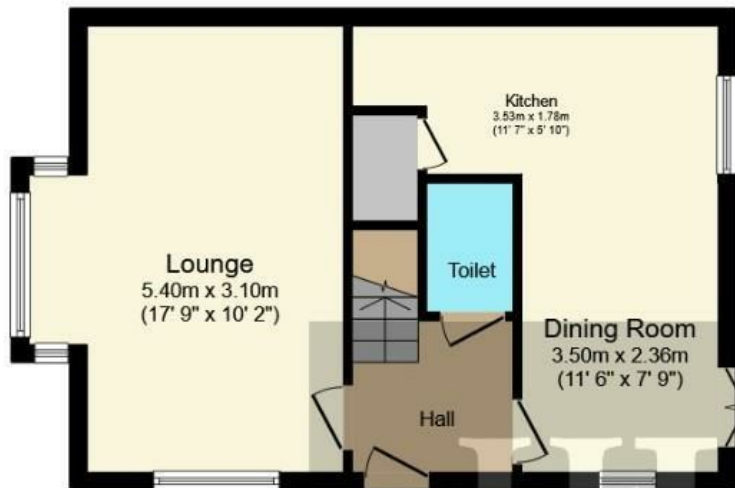




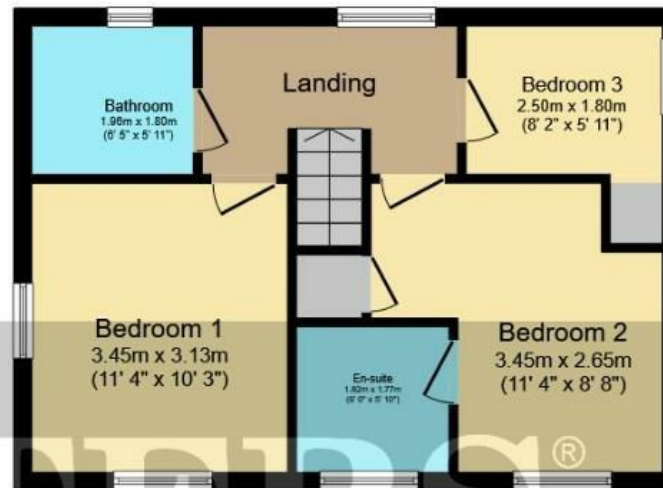
# 1 Goldfinch Drive, Streethay, Lichfield, WS13 8WF

£385,000

viewing of this stunning home is essential and is located on the ever popular Streethay development, popular with families due to its amenities including a school, shop and cafe as well as being close to the Trent Valley rail station. Beautifully presented, benefitting from gas central heating and UPVC double-glazing. Accommodation briefly comprises; Entrance Hall, Guest WC, Living Room and Dining Kitchen. First Floor Landing, Master Bedroom with En-suite, Two further Bedrooms and a Family Bathroom. Driveway and Garage. South Facing Landscaped rear Garden. EPC rating - B



**Ground Floor**



**First Floor**



**Garage**

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Total floor area 94.4 sq.m. (1,016 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).

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### Entrance Hallway

accessed via a composite front entrance door and having a ceiling light point, radiator, Amtico flooring and stairs to the first floor

### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights, radiator and Amtico flooring

### Living Room

with feature decorative panelling to one wall. Two ceiling light points, two radiators and dual aspect UPVC double-glazed windows to the front and side

### Dining Kitchen

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, integrated fridge-freezer and dishwasher. Ceiling light point, inset ceiling spotlights, cupboard housing the central heating boiler, pantry cupboard, two radiators, Amtico flooring, dual aspect UPVC double-glazed windows to the front and side and UPVC double-glazed French doors onto the rear garden

### First Floor Landing

having a ceiling light point, access to the loft, radiator and a UPVC double-glazed window to the rear aspect

### Master Bedroom

benefitting from built in storage. Ceiling light point, part decorative panelling, radiator and a UPVC double-glazed window to the front aspect. Door into the

### En-suite

having a fully tiled mains powered shower enclosure, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

### Bedroom Two

having a ceiling light point, radiator and dual aspect UPVC double-glazed windows to the front and side

### Bedroom Three

having a ceiling light point, part decorative panelling to the wall, radiator and a UPVC double-glazed window to the front aspect

### Family Bathroom

having a panelled bath with an over head mains powered shower fitment and screen, semi pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

### Outside

the front of the property is set back from the road with a slabbed pathway to the front entrance door and a timber pedestrian gate giving access to the garden


the south facing garden has a lawn, well stocked borders with timber sleepers, paved patio seating areas and pedestrian access to the rear of the property where there are two parking spaces and a garage which can be accessed via an up and over door and has light, power and roof storage

### AGENTS NOTE

There is an annual service charge of £200.00 for maintenance of the estate and all of its communal areas

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

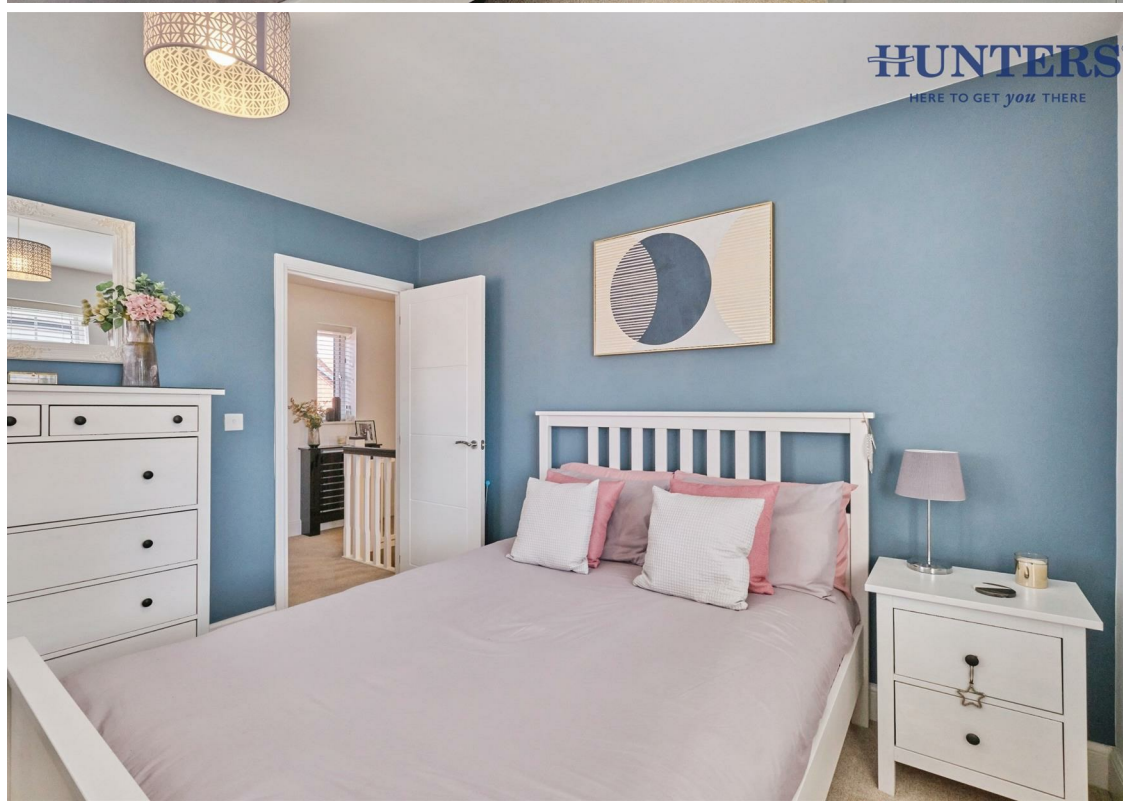
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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