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64 High Grange, Lichfield, WS13 7DU

Offers Over £315,000

# 64 High Grange, Lichfield, WS13 7DU

## Offers Over £315,000

this good sized three bedroomed property is perfect for first time buyers and families, occupying a generous plot in a popular residential area of Lichfield within easy reach of shops and transport links as well as being within close proximity to the city centre and the cathedral. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hallway, Generous Living Room and a Dining Kitchen. First Floor Landing, Three Double Bedrooms, Family Bathroom and a separate WC. Ample driveway to the front and large garden to the rear. EPC RATING - C

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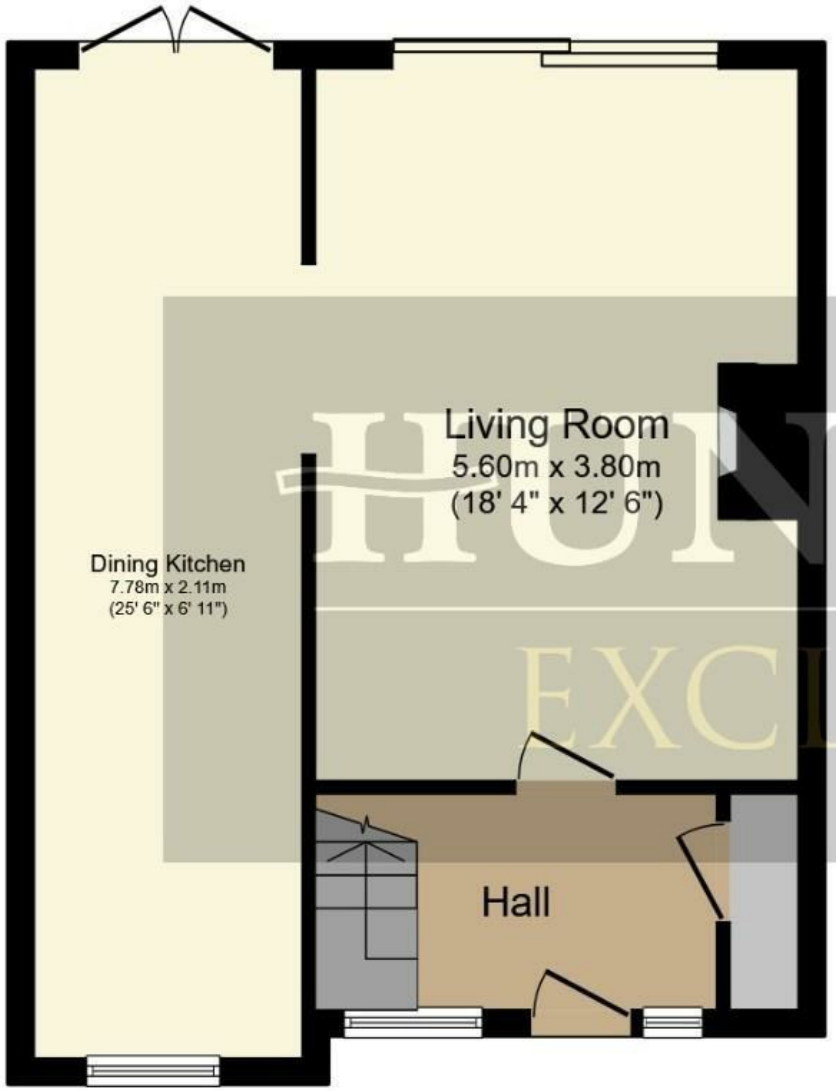
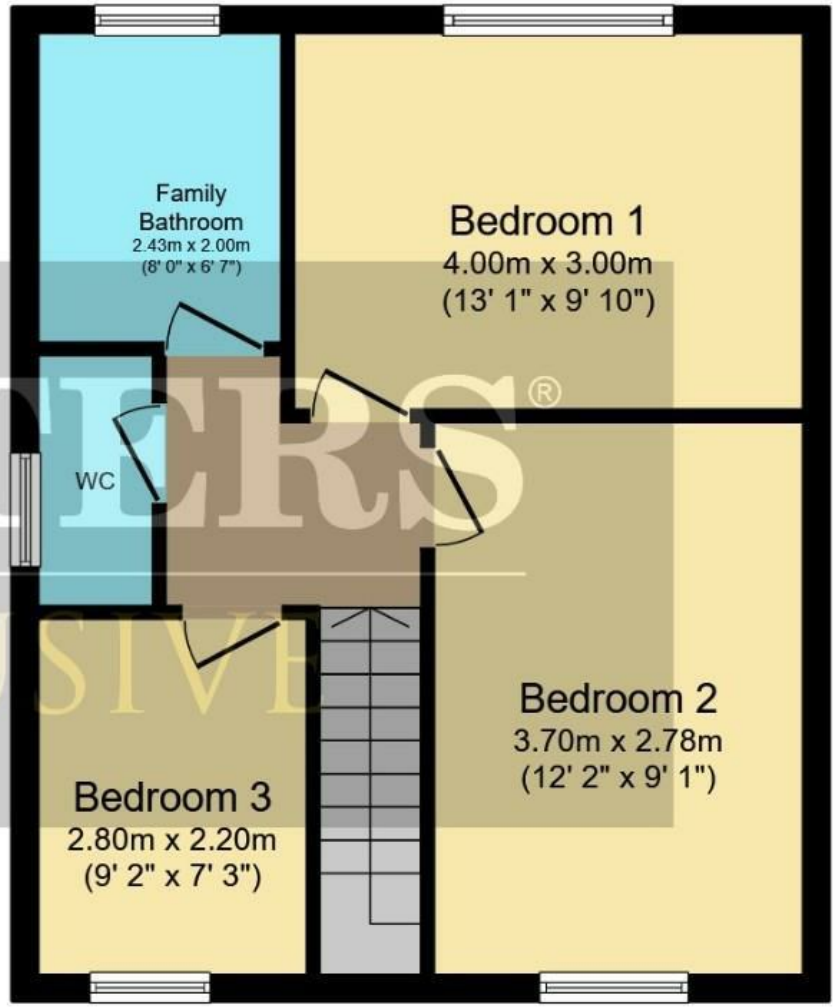



## Ground Floor




## First Floor

Total floor area 89.8 sq.m. (966 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 UPVC double-glazed entrance door with glazed units either side. Ceiling light point, two radiators, useful fitted storage cupboard and stairs to the first floor. Door into the

**Living Room**
a generous room with a feature marble-effect fireplace, electric coal effect fire and a wood mantle. Ceiling light point, radiator, UPVC double-glazed patio doors onto the rear garden and a door into the

**Dining Kitchen**
fitted with a range of wall and base units, oak effect work surfaces and an inset acrylic sink with drainer. Double electric oven, gas hob with an extractor hood and appliance spaces for a fridge-freezer, dishwasher, washing machine and tumble drier. Inset ceiling spotlights, part tiling to walls, radiator, laminate wood effect flooring, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors into the rear garden

**First Floor Landing**
having a ceiling light point and access to the loft

**Bedroom One**
having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

**Bedroom Two**
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

**Bedroom Three**
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

**Family Bathroom**
having a panelled bath with a mains powered overhead shower fitment and a pedestal hand wash basin. Ceiling light point, part tiling to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

**WC**
having a close-coupled WC. Ceiling light point, laminate flooring and a UPVC double-glazed window to the side aspect

**Outside**
the front of the property is set back from the road with a generous driveway providing off-road parking for several vehicles. There is also a timber pedestrian gate giving access to the rear of the property and a useful outdoor electric point

the rear garden is generous with a lawn, well stocked borders and a paved patio seating area. There is a further elevated paved patio providing plenty of space for entertaining. Further benefitting from a timber storage shed, useful outside water tap and electric sockets. The timber pedestrian gate at the side of the property gives access to the front

**AGENTS NOTE**
Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £1,500 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:
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2. Professional AML checks taken care of
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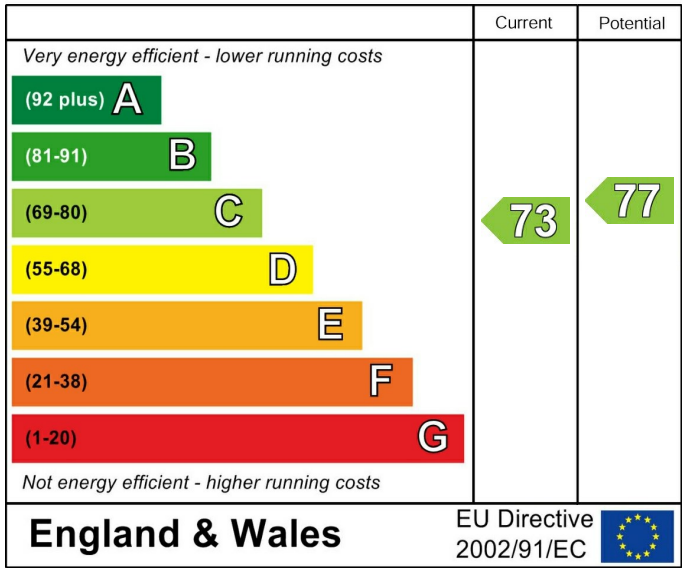
For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.

**Energy Efficiency Rating**

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Hotpoint

PRIMARK

Rules For
a Better Life
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2.Work hard
3.Stay humble
Expect a little, give a lot
5.Be thankful
6.Have fun, laugh more
7.Love always