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26 The Brambles, Lichfield, WS14 9SE

Offers In The Region Of

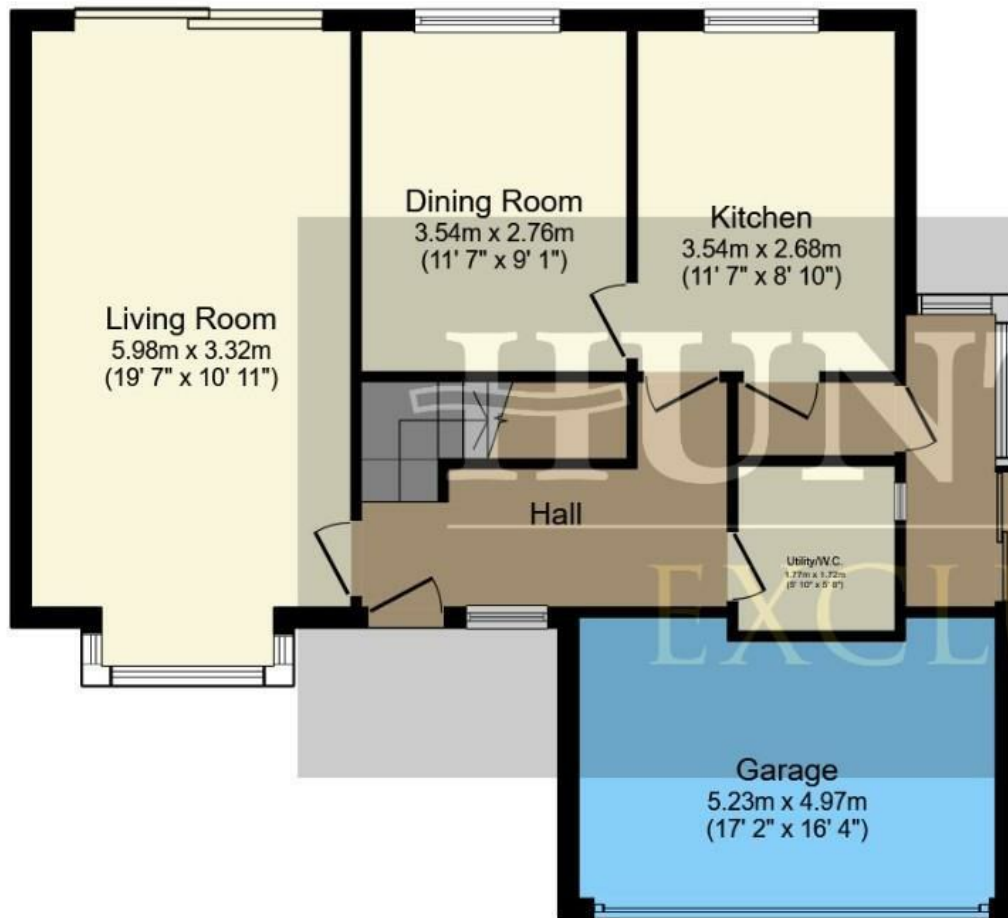
£585,000



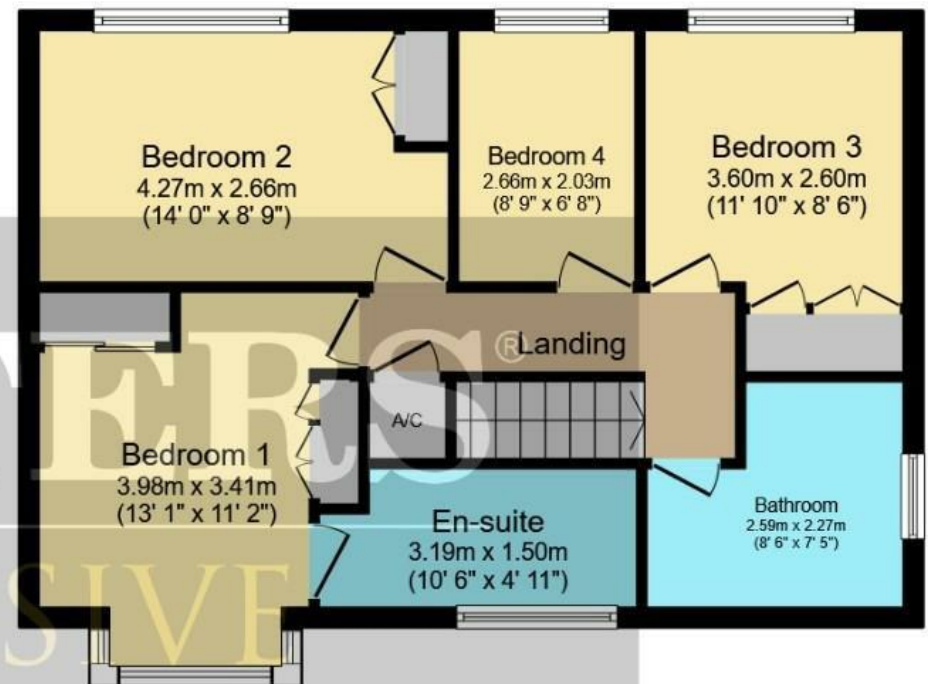
## 26 The Brambles, Lichfield, WS14 9SE

### Offers In The Region Of £585,000

this fabulously positioned property is located in a desirable area of Boley Park, Lichfield and has been reduced by a MOTIVATED SELLER offered for sale with NO UPWARD CHAIN. Perfectly located for popular schools and the City Centre, the property also has lovely views of St Michaels Church to the front. There is plenty of space in this home making it perfect for families and in brief, the rooms include; Entrance Hallway, Guest WC, Living Room, Dining Room, Kitchen, Utility Room and rear lean to providing covered access into the DOUBLE GARAGE. First floor landing, Master Bedroom with En-suite shower room, Three Further Bedrooms and a Family Bathroom. Gardens to the front and rear and driveway providing ample off-road parking. EPC rating - C



**Ground Floor**



**First Floor**

Total floor area 125.5 sq.m. (1,351 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**

a lovely open and welcoming space accessed via the front entrance door and having a ceiling light point, radiator, coir entrance mat and stairs leading to the first floor

**Guest WC**

having a vanity unit housing the hand wash basin and push button WC. Ceiling light point, part tiling to wall, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

**Living Room**

having a feature fitted marble fireplace with an inset gas coal-effect fire. Two ceiling light points, three wall light fitments, two radiators, UPVC double-glazed patio doors into the rear garden and a double-glazed bay window overlooking the front aspect

**Dining Room**

accessed from the living room and having a ceiling light point, radiator, UPVC double-glazed window to the rear and a door into the

**Kitchen**

having a range of wall and base units with roll top work surfaces and an inset sink and half with counter top drainer. Integrated appliances of double electric oven, gas hob with extractor hood and a fridge. Ceiling light point, part tiling to walls, radiator, wood-effect laminate flooring and a UPVC double-glazed window overlooking the rear aspect

**Utility Room**

having wall and base units, an inset stainless steel sink with drainer and space with plumbing for a washing machine and dishwasher. Ceiling light point, part-tiling to the wall, radiator, laminate wood-effect flooring and a UPVC double-glazed window and door to the side accessing the

**Rear Porch/Lean to**

providing covered access into the DOUBLE GARAGE and UPVC double-glazed patio doors into the garden. Also having a useful outside water tap.

**First Floor Landing**

having a ceiling light point, access to the loft and a useful fitted airing cupboard housing the hot water cylinder

**Master Bedroom**

benefitting from a range of fitted storage furniture providing ample hanging and shelving space. Ceiling light point, radiator and a double-glazed bay window with delightful views to the front

**En-suite**

having a corner shower cubicle with a mains powered fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator and a further radiator, laminate flooring and a UPVC double-glazed window to the front aspect

**Bedroom Two**

again benefitting from fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

**Bedroom Three**

with fitted wardrobes providing storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

**Bedroom Four**

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

**Family Bathroom**

comprising of a panelled bath with an overhead mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, useful fitted wall cabinet, towel radiator, tiling to walls, radiator, laminate flooring and a UPVC double-glazed window to the side aspect

**Outside**

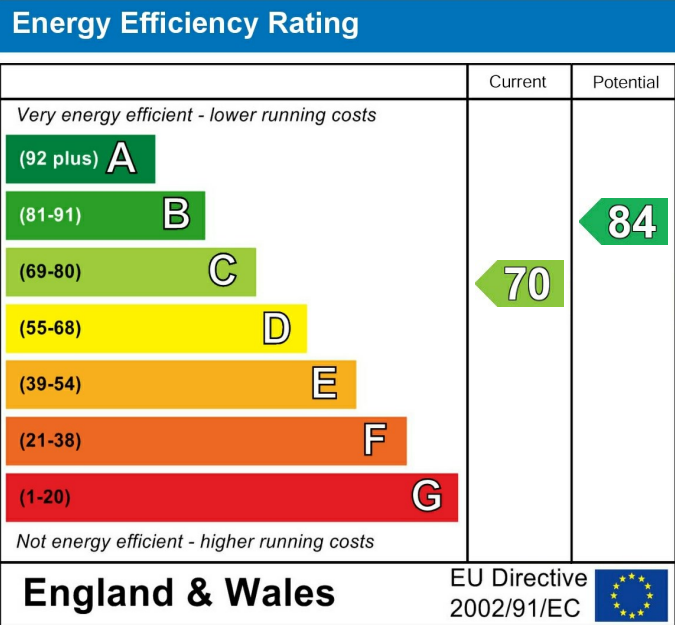
the property is located in a cul-de-sac position and sits off the road behind a concrete driveway providing off-road parking for several vehicles which in turn leads to the

DOUBLE GARAGE accessed via an up and over door. The garage also benefits from storage cupboards, light, power and can also be accessed internally. The front of the property also has a lawn with well established shrubs and hedges and a useful pedestrian wrought iron gate giving access to the rear.

the landscaped rear garden has a lawn and paved patio seating areas with mature shrubs and hedges

**AGENTS NOTE**

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



COUNCIL TAX BAND - F







