

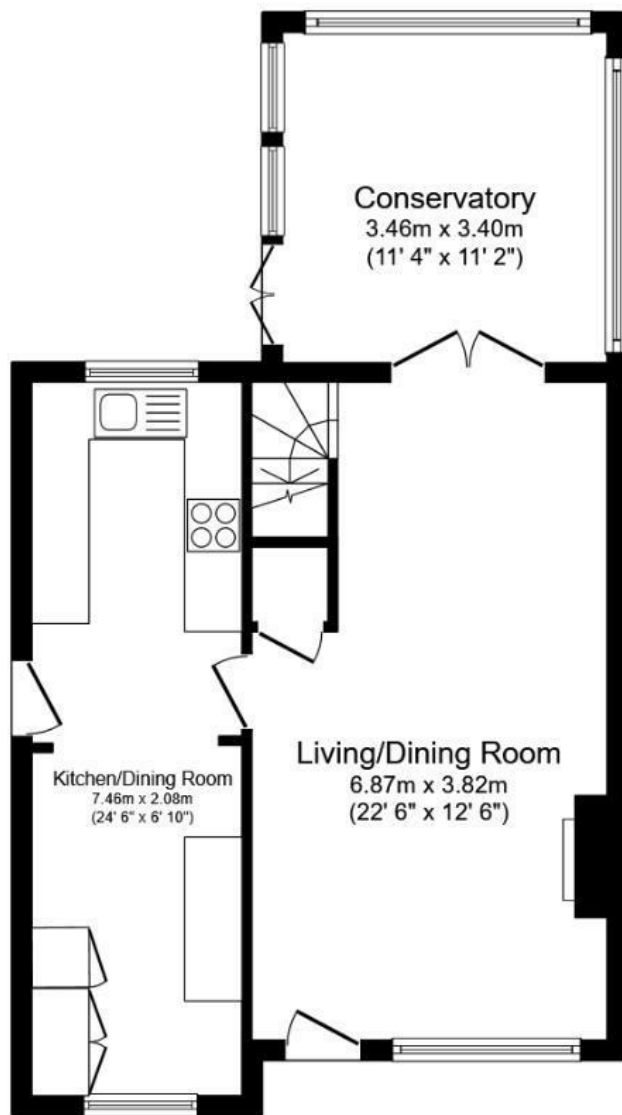


## 21 Leyfields, Lichfield, WS13 7NJ

### Offers Over £240,000

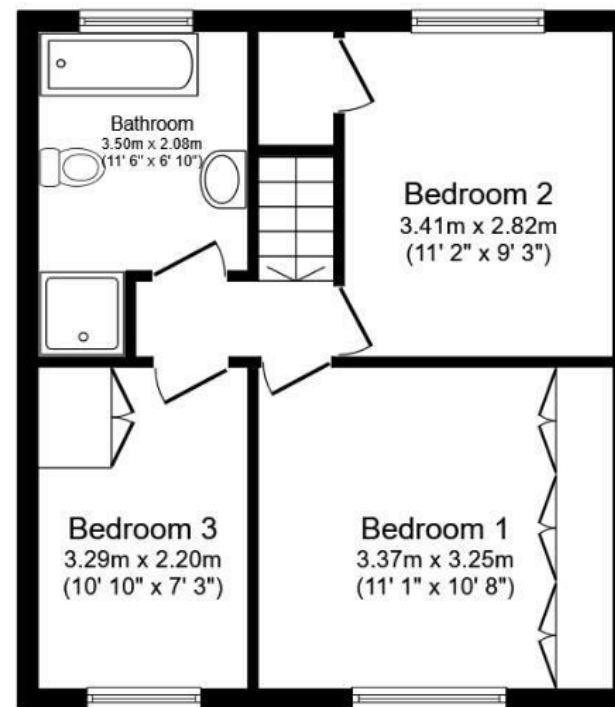
this three bedroomed, semi-detached home is the perfect property for first time buyers and families. Located in a popular residential area on the north side of Lichfield with good access to local shops, the City Centre and local bus routes. Benefitting from UPVC double-glazing. In brief the property comprises of; Living Room, Dining Kitchen, First Floor Landing, Three Bedrooms and a Family Bathroom. Garden to the Rear and Driveway Parking to the Front. EPC RATING - D





**Ground Floor**

Floor area 55.1 sq.m. (593 sq.ft.)



**First Floor**

Floor area 41.4 sq.m. (446 sq.ft.)

**Total floor area: 96.6 sq.m. (1,039 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Living Room**

accessed via a upvc front entrance door, with a feature electric fireplace unit, two ceiling light points, three wall light points and two radiators. Stairs to the first floor with a useful under stairs storage cupboard, wood laminate flooring, UPVC french doors giving access to the rear and a UPVC double-glazed window to the front aspect

**Dining Kitchen**

having a range of wall and base units with rolltop work surfaces, an acrylic sink and drainer, gas cooker with an extractor fan, plumbing space for a washing machine and dishwasher and part tiling to the walls. Space for a freestanding fridge-freezer and fitted storage cupboards, spotlights, two ceiling light points, radiator, laminate flooring, UPVC double-glazed windows to the front and rear aspect with a UPVC door giving access to the side of the property

**First Floor Landing**

having two ceiling light points, access to the loft and a radiator

**Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

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

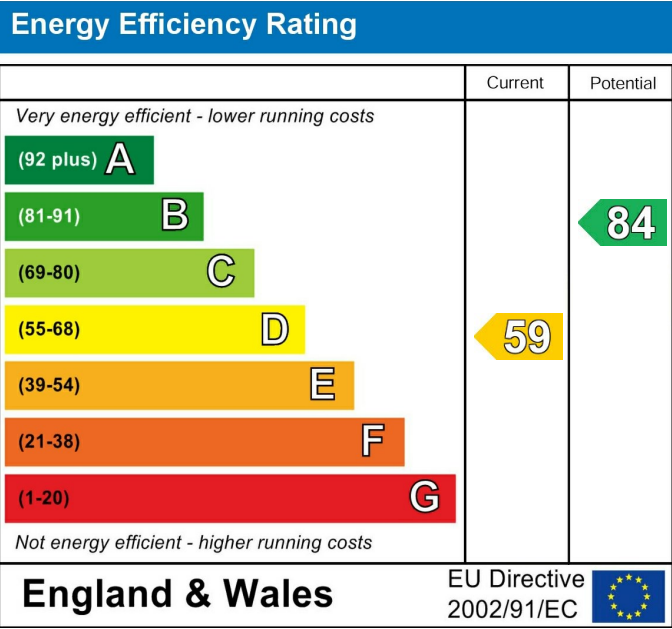
**Bathroom**

having a panelled bath with a mixer tap and shower head, walk in shower cubicle with a mains fitment, close-coupled WC and a vanity handwash basin. Ceiling lightpoint, tiles to wall, towel radiator, laminate flooring and two UPVC double-glazed windows to the rear and side aspect

**Outside**

the property is set back from the road with a block paved driveway for two cars and access to the side of the property via a timber pedestrian gate.

The rear garden has a fitted timber bar with decking and timber doors with steps down to the garden area. Having a paved patio, artificial lawn and a outside water tap



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.



















