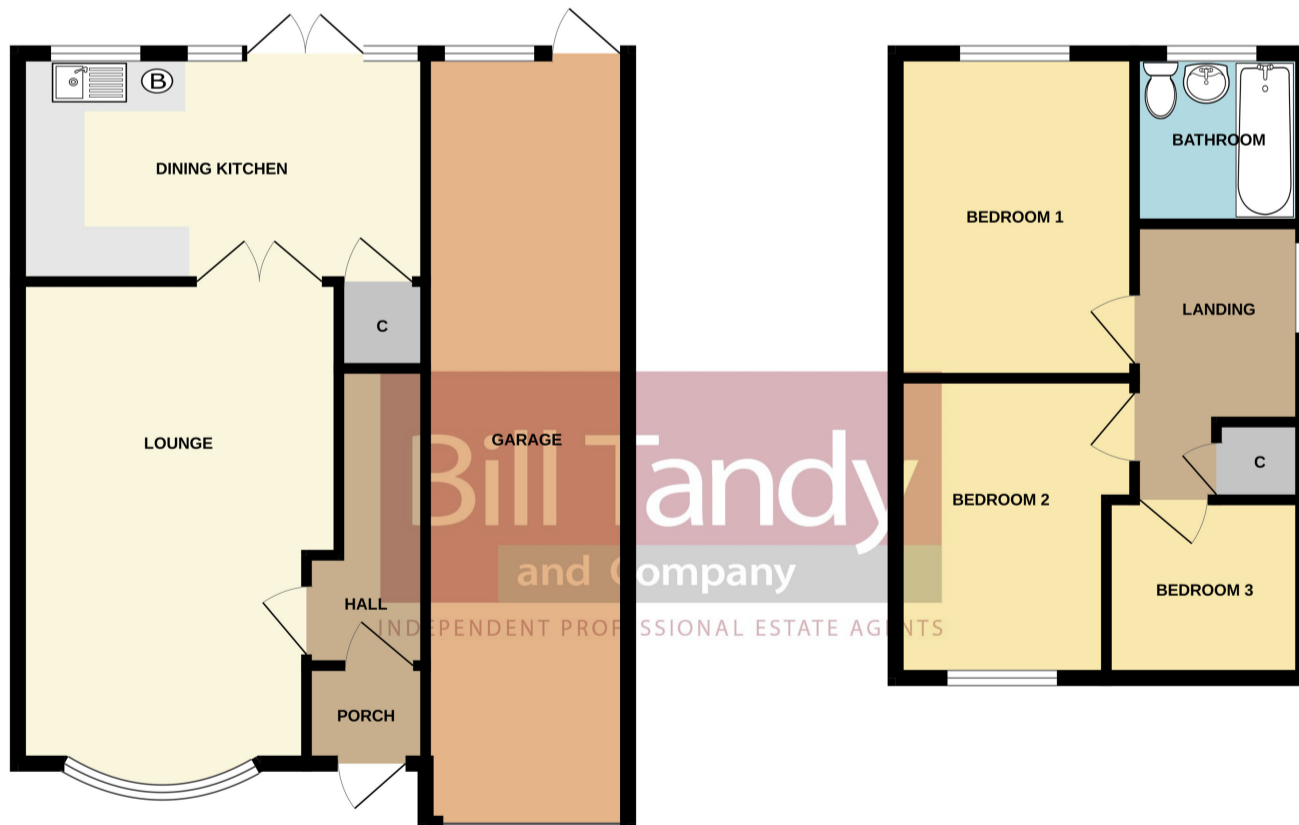




GROUND FLOOR

1ST FLOOR



76 GILES ROAD, LICHFIELD WS13 7JY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**76 Giles Road, Lichfield,
Staffordshire, WS13 7JY**

£320,000 Freehold

Having undergone a programme of refurbishment, this very well presented link detached family home enjoys a cul de sac setting on the northern side of the cathedral city of Lichfield. Well placed to take advantage of all that Lichfield has to offer, the location is perfect for families and commuters with good local schools and excellent road links. The property is stylishly presented with a feature laminate floor throughout the ground floor and three good bedrooms. The garden has been extended with some land additional purchased, creating a very generous garden set to lawn with rear gated access to the street behind. An early viewing would be strongly encouraged.



UPVC DOUBLE GLAZED ENTRANCE PORCH

having inner wall lantern and PVC composite double glazed door opening to:

RECEPTION VESTIBULE

having stairs leading off and door to:

LOUNGE

5.40m x 3.60m max (3.23m min) (17' 9" x 11' 10" max 10'7" min) having attractive feature laminate flooring, double glazed bow window to front, radiator, low energy downlighters and glazed double doors opening to:

BREAKFAST KITCHEN

4.57m x 2.58m (15' 0" x 8' 6") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit, space and plumbing for washing machine and dishwasher, metro style tiled splashbacks, space for gas cooker, wall mounted Vaillant combination gas central heating boiler, double glazed window overlooking the rear garden and UPVC double glazed double French doors opening out to same, radiator and useful under stairs storage cupboard.

FIRST FLOOR LANDING

having UPVC double glazed window and loft access hatch.

BEDROOM ONE

3.65m x 2.68m (12' 0" x 8' 10") having UPVC double glazed window to rear, radiator and low energy downlighters.

BEDROOM TWO

3.36m x 2.68m max (2.36m min) (11' 0" x 8' 10" max 7'9" min) having UPVC double glazed window to front, radiator and low energy downlighters.

BEDROOM THREE

2.13m x 2.00m (7' 0" x 6' 7") having UPVC double glazed window to front, radiator and low energy downlighters.



BATHROOM

having a suite comprising panelled bath with Triton shower fitted over, vanity unit with inset wash hand basin and cupboard space below and close coupled W.C., obscure UPVC double glazed window to rear, low energy downlighters and radiator.

OUTSIDE

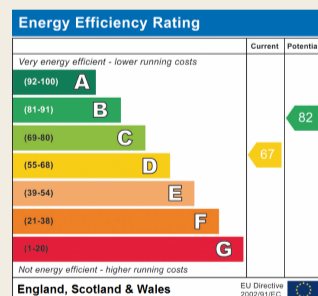
The property is set back off the road with a tarmac driveway with block paved edging providing parking for a couple of cars with external security light. To the rear of the property is a generous garden with patio seating area and set principally to lawn with side pathway and gated access out onto St Margaret's Road at the rear.

TANDEM DOUBLE GARAGE

8.61m x 2.27m (28' 3" x 7' 5") a useful garage approached via an up and over entrance door and having fluorescent light and power points.

COUNCIL TAX

Band C.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.