1 Swinfen Broun Road, Lichfield
WS13 7AP
Downes & Daughters
ESTATE AGENCY

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£500,000

Swinfen Broun Road is one of Lichfield's most sought after locales, with properties on this road rarely coming to market. Offering 60s & 70s built family homes on the former grounds of Beacon Place, situated at the edge of Beacon Park, it is a most delightful, picturesque and easy stroll in to the Cathedral City Centre. The secluded position of this property disguises its highly coveted central location, with all of Lichfield's wide range of amenities on your doorstep. The location, however, is not the only thing going for this attractive home and the immaculately presented accommodation really must be viewed to be fully appreciated.

Comprising: spacious porch, entrance hallway, guest cloakroom, living & dining room, further sitting room or study, kitchen and utility area on the ground floor whilst the first floor boasts an attractive landing, three bedrooms and a modern shower room. The property has beautifully presented landscaped fore and rear gardens; a large integral garage with electric roller door; and a private blocked paved driveway.

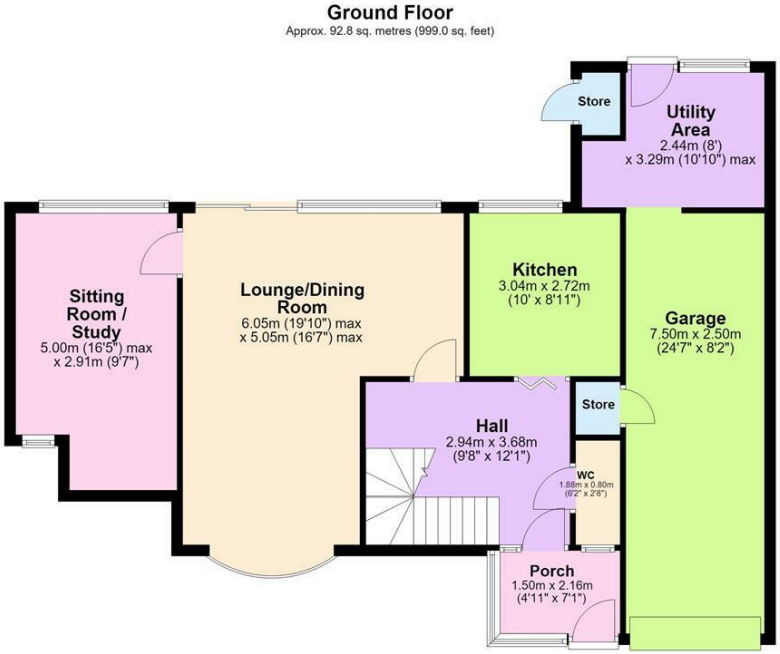
This delightful home is offered for sale with no onward chain.

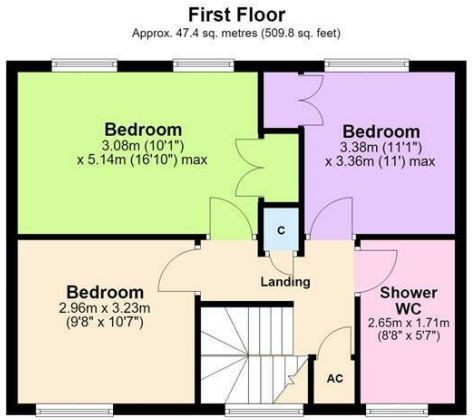
GROUND FLOOR
Spacious Porch • Entrance Hallway • Guest Cloakroom • Impressive Double Aspect L-Shaped Living & Dining Room with Patio Door and Wall of Windows to Rear • Double Aspect Sitting Room / Study • Kitchen • Utility Area with Access to Garden

FIRST FLOOR
Gallery Landing with Storage & Airing Cupboards • Bedroom One with Built-In Wardrobe • Bedroom Two with Built-In Wardrobe • Bedroom Three • Modern Shower Room

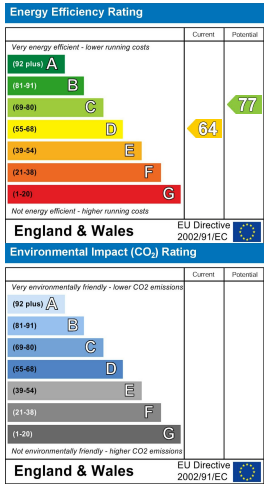
OUTSIDE
Neat Lawned Front Garden with Hedge Boundary • Private Block Paved Driveway • Integral Garage (carpet and hard-flooring), Electric Roller Door • Landscaped Terraced Rear Garden with Scented Rose Trellis, Dwarf and Espalier Fruit Trees (Apple, Pear and Plum) and Water Points • Patio Seating Areas & Lawns • Stylishly Planted Borders & Beds • Timber Storage Shed & Side Storage Area • Good Levels of Privacy

FURTHER INFORMATION
Freehold (TBC by Solicitor) • Council Tax Band E • Energy Rating D • UPVC Double Glazing • All Mains Services • No Onward Chain





Total area: approx. 140.2 sq. metres (1508.8 sq. feet)



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