14 Elm Gardens,
Lichfield WS14 9AH

Downes & Daughters
ESTATE AGENCY

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14 Elm Gardens, Lichfield WS14 9AH £315,000

A rare opportunity to purchase a three bedroom home, with a large rear garden, in a central city location within the King Edward's catchment and convenient for Lichfield City Station and all the trappings of the vibrant City Centre. Occupying a commanding position within this circular residential street, with central green and views towards Lichfield Cathedral, this delightful home is presented in a flawless and really rather cool style throughout and is offered for sale with no onward chain. The wonderfully bright accommodation comprises: Entrance hallway, living room and a kitchen diner with access to the rear garden on the ground floor and three bedrooms and a bathroom on the first floor. Not forgetting those views of the City Centre and Lichfield Cathedral. Externally there is a private driveway providing 'side by side' parking for two cars and an impressive lawned rear garden with large raised deck seating area, patio with covered entertaining area providing a link to the utility and WC brick outbuildings. There is also a greenhouse, storage shed, attractive borders and gated side access.

Viewing is essential to appreciate the attractive nature of this delightful home and its desirable central position.

GROUND FLOOR

Porch • Entrance Hallway • Living Room • Kitchen With Access To Covered Seating Area • Dining Area With Double Doors To Garden

FIRST FLOOR

Landing With Airing Cupboard • Bedroom One With Built In Wardrobe & Views Towards Lichfield & The Cathedral • Bedroom Two With Two Built In Wardrobes • Bedroom Three With Over Stair Cupboard & Views Toward The Cathedral

OUTSIDE

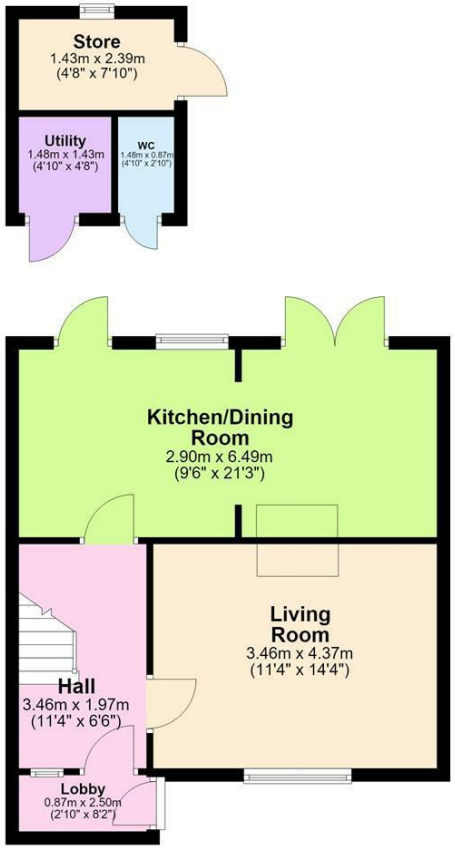
Private Driveway With 'Side By Side' Parking • Pretty Approach With Lavender Hedge • Covered Walkway To Rear Garden • Lawned Rear Garden With Large Raised Deck Seating Area • Greenhouse & Storage Shed • Patio Seating Area • Covered Seating Area Linking To Brick Outbuildings Providing Utility & WC • Separate Garden Store Room

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band B • Energy Rating D • Upvc Double Glazed Windows • All Mains Services • No Onward Chain

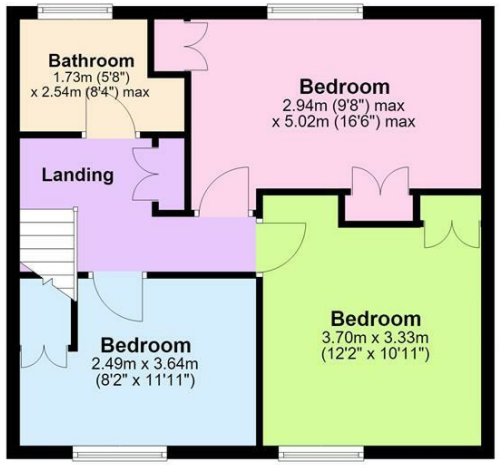
Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)

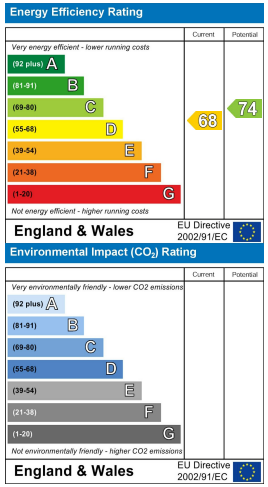


First Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 97.5 sq. metres (1049.1 sq. feet)



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