



9 Field Road,  
Lichfield WS13 7RU

Downes & Daughters  
ESTATE AGENCY



9 Field Road,  
Lichfield WS13 7RU  
£275,000

A rare opportunity to acquire a two bedroom bungalow, boasting an enviable end terrace position and therefore benefitting from an impressive amount of private driveway parking and a detached garage. Offered for sale with no onward chain, the naturally bright interior comprises: Entrance hallway, living room with patio doors to the rear garden, kitchen, principal bedroom with fitted wardrobes, bedroom two/dining room and a bathroom. Externally there is an immaculate lawned front garden, private block paved driveway for a number of vehicles, a single detached garage and a beautifully presented, west facing, rear garden with wonderful levels of privacy.

Viewing is essential to appreciate the enviable position and attractive nature of this property and understand the rarity in which they are sold on the open market.

#### INTERNAL ACCOMMODATION

Entrance Hallway • Kitchen • Bedroom Two/Dining Room • Living Room With Patio Doors To Rear Garden • Principal Bedroom With Fitted Wardrobes & Loft Access • Bathroom

#### OUTSIDE

Immaculate Lawned Front Garden • Impressive Private Driveway To Front & Side Of Property • Detached Garage • Delightful Manicured Rear Garden, South West Facing • Neat Lawn, Patio Seating & Established Borders • Storage Shed & Gated Side Access To Driveway

#### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band C • All Mains Services • Double Glazing • No Onward Chain





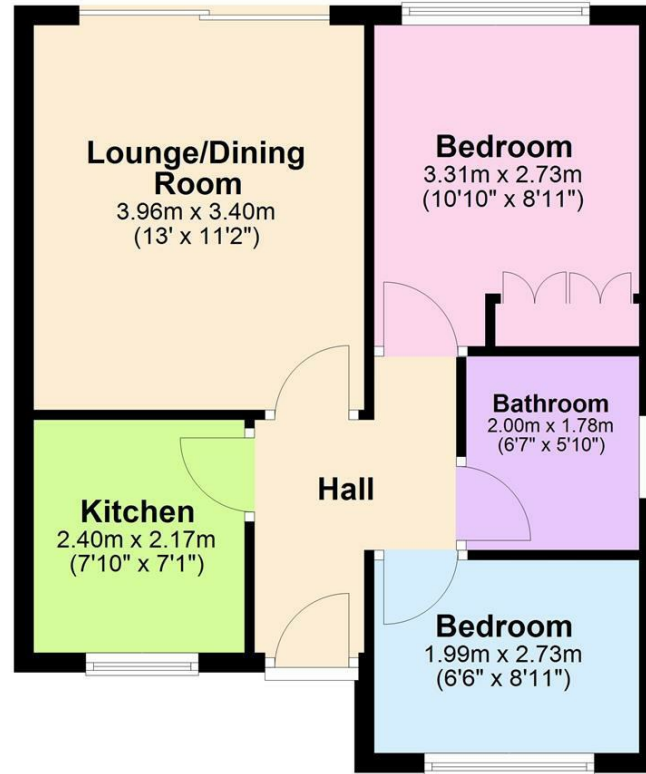






## Ground Floor

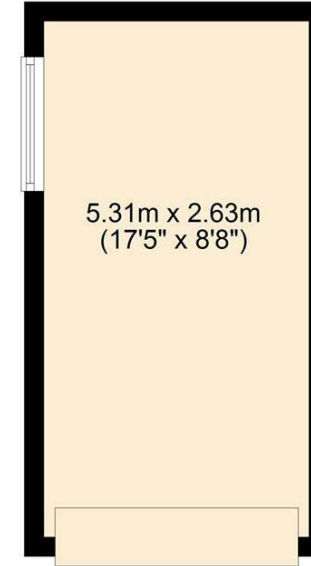
Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 57.0 sq. metres (613.3 sq. feet)

## Garage

Approx. 14.0 sq. metres (150.2 sq. feet)



| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 67      | 75                      |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not energy efficient - higher running costs                     |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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