



75 Lower Sandford Street, Lichfield  
WS13 6RB

Downes & Daughters  
ESTATE AGENCY

75 Lower Sandford Street, Lichfield  
WS13 6RB  
£295,000

Downes & Daughters is delighted to offer for sale this three bedroom semi detached freehold home in the most central of City locations. With the rare benefit of private driveway parking and a walled south facing rear garden, this charming property offers naturally bright accommodation, arranged over two floors and is offered for sale with no onward chain. The internal accommodation comprises: An entrance hallway, living and dining room, conservatory, rear hallway, kitchen diner and wet room on the ground floor whilst the first floor boasts three bedrooms, a shower room and a separate WC. Externally there are established front and rear gardens with the rear garden enjoying a southerly aspect and good levels of privacy. There is also private driveway parking, a car port and lean to timber workshop.

Whether it is a peaceful morning walk in the park you are looking for, a strong Espresso in the Melbourne Coffee Shop or an early evening drink in the ever popular Horse & Jockey, this location has it all.

**GROUND FLOOR**

Entrance Hallway • Living Room Opening In To Dining Room • Conservatory • Kitchen Diner • Ground Floor Wet Room • Rear Hallway With Access To Rear Garden

**FIRST FLOOR**

Landing With Airing Cupboard • Bedroom One With Built In Wardrobe • Bedroom Two With Built In Wardrobe • Bedroom Three • Shower Room • Separate WC

**OUTSIDE**

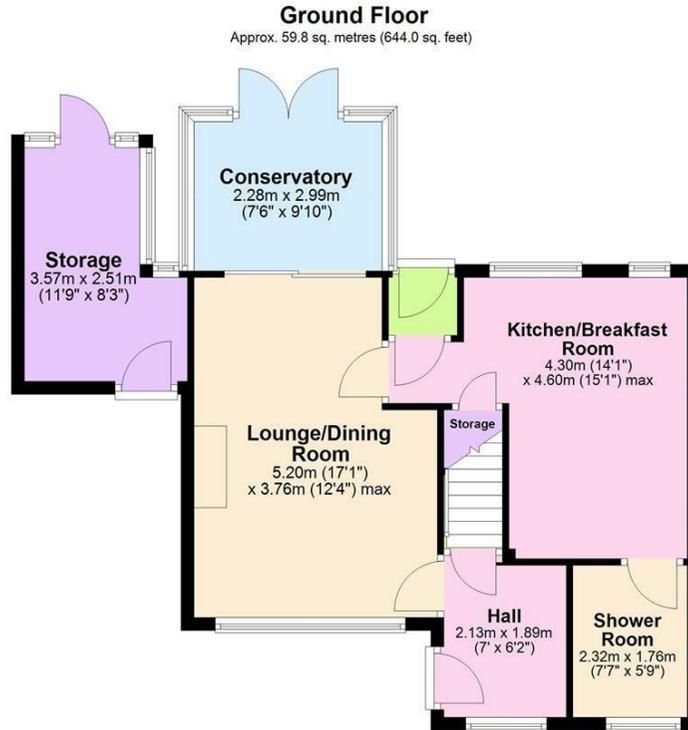
Front Garden With Hedge Boundary • Private Driveway Parking • Timber & Glass Lean To Workshop • South Facing Walled Rear Garden • Shaped Lawn & Patio Seating Areas • Established Beds & Borders • Ornamental Pond

**FURTHER INFORMATION**

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating ? • Upvc Double Glazed Windows • Gas Central Heating • All Mains Services







Total area: approx. 99.9 sq. metres (1074.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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