11 Scotch Orchard, Lichfield

WS13 6BZ

Downes & Daughters
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£360,000

What an opportunity to acquire this attractive family home occupying an impressive corner plot and boasting nearly 1,000 sq.ft of internal accommodation, with the benefit of a stylish rear extension on the ground floor, a modern kitchen and bathroom and vast future potential to extend to the side. If relevant planning consents are granted. The stylishly presented accommodation is arranged over two floors with the ground floor comprising: A spacious entrance hallway with large cupboard, living room with dividing bi-fold doors opening to the dining area with patio doors to the garden, which then seamlessly flows in to the L-shaped kitchen. With vast amounts of storage including three extra deep larder cupboards and a door to the side patio area. The first floor has a landing, three bedrooms, a spacious modern shower room and a separate WC. Externally the attractive corner plot offers private driveway parking for two vehicles, the front and side garden is neatly presented behind a low boundary hedge and could offer further options for off street parking in addition to the single garage. The rear garden has good levels of privacy, patio and decked seating areas, a neat lawn with established borders and a large patio area to the side of the property with gated access to the front

Viewing is essential to appreciate the delightful nature of this property and its future potential.

GROUND FLOOR
Entrance Hallway With Storage Cupboard • Living Room With Bi-Fold Doors To... • L-Shaped Modern Open Plan Kitchen Diner & Family Room With Two Points Of Access To The Rear Garden

FIRST FLOOR
Landing • Bedroom One • Bedroom Two • Bedroom Three • Modern Family Shower Room • Separate WC

OUTSIDE
Stylish Frontage With Tarmac Private Driveway • Single Garage • Attractive Side Garden With Neat Boundary Hedge (potential for further parking) • Well Presented Lawned Rear Garden • Patio & Decked Seating Areas • Established Borders • Large Side Patio Area With Storage Shed & Gate To Driveway

FURTHER INFORMATION
Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • All Mains Services

Floor 0

Floor 1

W N S E

Approximate total area(1)
989 ft²
91.8 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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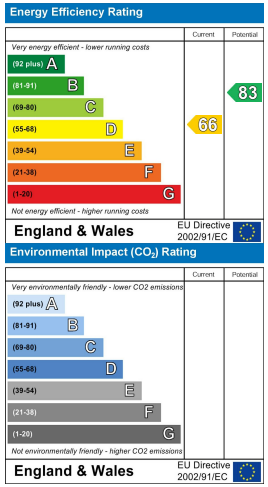

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