



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

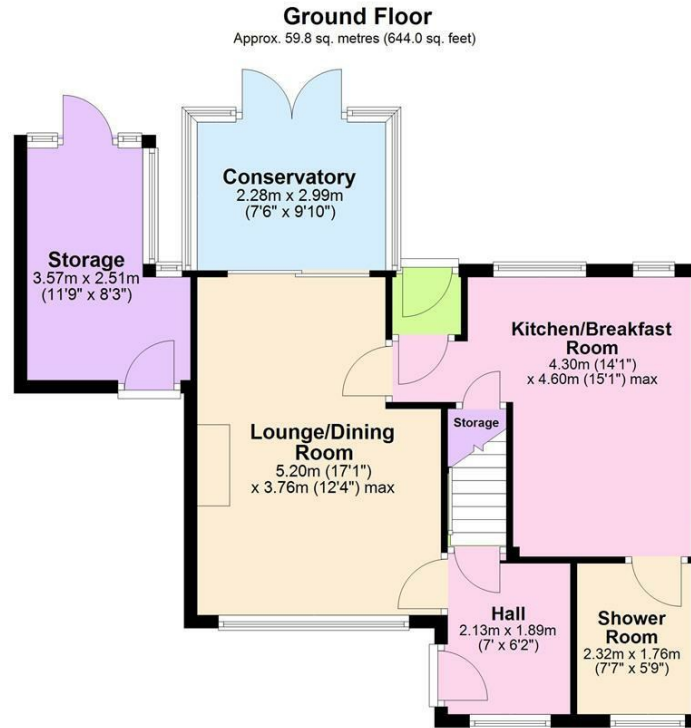
Front Garden With Hedge Boundary • Private Driveway Parking • Timber & Glass Lean To Workshop • South Facing Walled Rear Garden • Shaped Lawn & Patio Seating Areas • Established Beds & Borders • Ornamental Pond

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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Not All Agents Are Equal...