



33 Spring Road,
Lichfield WS13 6BJ

Downes & Daughters
ESTATE AGENCY

33 Spring Road,
Lichfield WS13 6BJ
£269,950

Downes & Daughters is delighted to introduce this rare opportunity to acquire a three bedroom semi detached family home with no onward chain, in need of some internal updating, on this popular residential estate, nestled on Lichfield's rural fringe yet still within easy easy reach of the thriving City Centre and the local shops found on Netherstowe . The current accommodation extends to nearly 1,000 square feet and comprises: Porch entrance, hallway, through living and dining room with access to the garden and a kitchen on the ground floor and three bedrooms and a family bathroom on the first floor. Externally there is a private driveway, lawned front garden, single garage and second storage garage/workshop to the rear and an impressive lawned rear garden with patio.

Viewing is essential to appreciate the future potential of this traditional family home which is offered for sale with no onward chain.

GROUND FLOOR

Porch • Entrance Hallway With Understairs Storage Cupboard • Through Living & Dining Room With Access To Rear Garden • Kitchen Also With Door To Garden

FIRST FLOOR

Landing • Bedroom One With Range Of Fitted Wardrobes • Bedroom Two With Built In Cupboard • Bedroom Three With Fitted Wardrobe • Family Bathroom

OUTSIDE

Lawned Front Garden • Private Driveway Parking • Single Garage • Second Storage Garage/Workshop To Rear • Lawned Rear Garden • Patio Seating Area • Fenced Boundaries

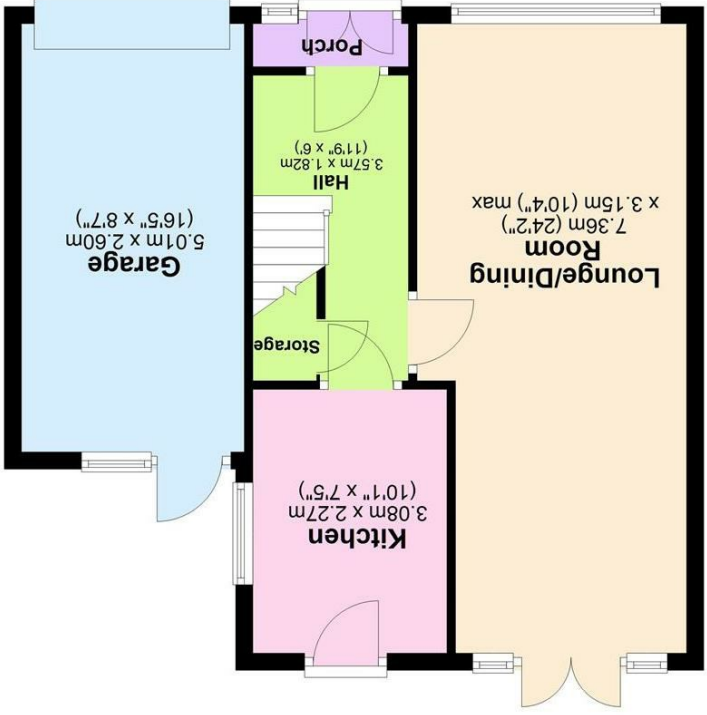
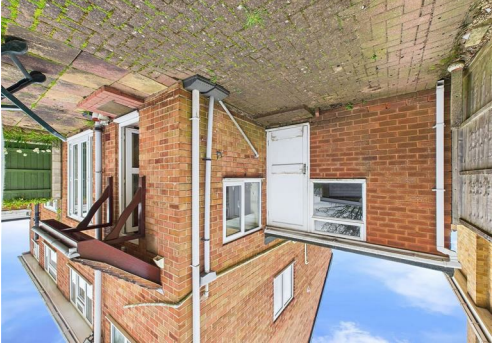
FURTHER INFORMATION

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

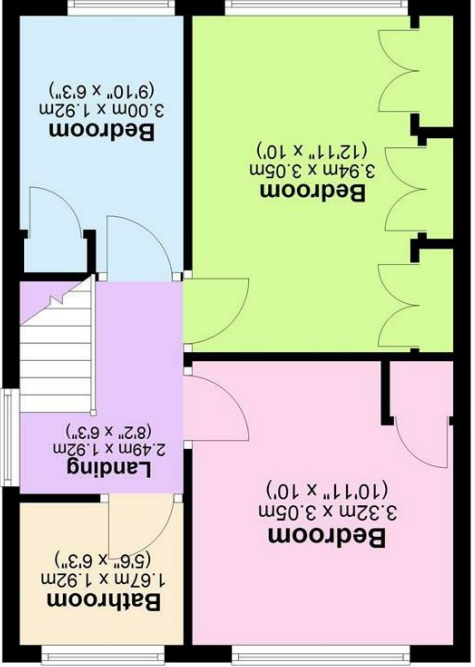




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Ground Floor
Approx. 50.7 sq. metres (546.0 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.5 sq. feet)

Total area: approx. 88.0 sq. metres (947.5 sq. feet)

| Environmental Impact (CO ₂) Rating | |
|--|----|
| Current | 72 |
| Minimum | 86 |
| Energy Efficiency Rating | |
| Current | 72 |
| Minimum | 86 |
| England & Wales 2020/21 EC | |
| Very energy efficient - higher CO ₂ emissions | A |
| Very energy efficient - higher CO ₂ emissions | B |
| Very energy efficient - higher CO ₂ emissions | C |
| Very energy efficient - higher CO ₂ emissions | D |
| Very energy efficient - higher CO ₂ emissions | E |
| Very energy efficient - higher CO ₂ emissions | F |
| Very energy efficient - higher CO ₂ emissions | G |



Not All Agents Are Equal...