



30 Cross In Hand Lane,
Lichfield WS13 7BY

Downes & Daughters
ESTATE AGENCY

30 Cross In Hand Lane, Lichfield WS13 7BY £375,000

A reconfigured four bedroom semi-detached home, on this enormously popular residential road, offered for sale with no onward chain and the benefit of a south facing rear garden. A garage conversion has given rise to a spacious entrance hallway with useful storage areas, a guest cloakroom and utility/boot room with the ground floor then also boasting a spacious double aspect kitchen and dining room and a living room with doors to the rear garden. The first floor is equally impressive with four bedrooms, three with built in storage, and a family bathroom with separate bath and shower cubicle. Externally there is a block paved private driveway providing 'side by side' parking, gated side access and a landscaped south facing rear garden with great levels of privacy and a shaped lawn, patio seating area, established borders and two storage sheds. One used as a pottery studio with power for a kiln and fire resistant insulation.

Viewing is essential to appreciate the charm of this home and its future potential, coupled with the simplicity of purchasing a property with no onward chain.

GROUND FLOOR

Entrance Hallway With Under Stair Cupboard • Second Inner Hallway & Coat Storage Area • Guest Cloakroom • Utility Room • Kitchen & Dining Room With Door To Side Return • Living Room With Inset Gas Fire & Doors To Rear Garden

FIRST FLOOR

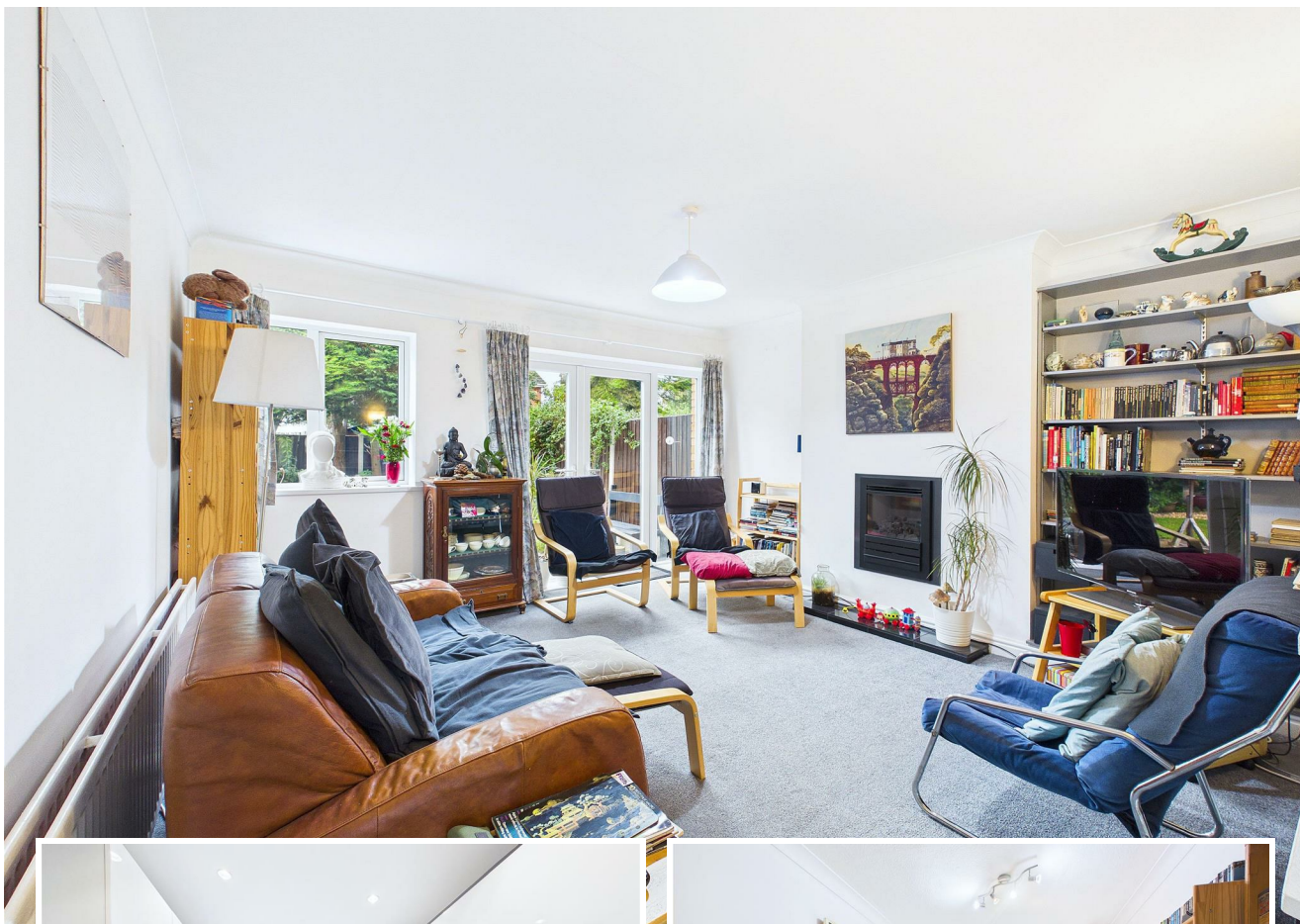
Landing With Boiler Cupboard With Worcester Bosch Gas Boiler • Pull Down Ladder Access To Part Boarded Loft With Light • Bedroom One • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Bedroom Four/Study With Built In Wardrobe • Family Bathroom With Separate Shower Cubicle

OUTSIDE

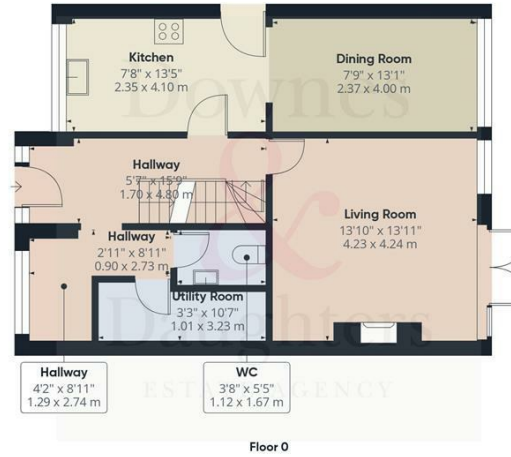
Block Paved Private Driveway • Front Garden With High Level Shrubs Providing Screening From Road • Wide Gated Side Access • South West Facing Rear Garden • Patio & Gravelled Seating Areas • Shaped Lawn & Established Borders Giving Great Levels Of Privacy • Large Timber Shed With Power • Small Timber Shed Used As Pottery Studio With Power For Kiln & Fire Retardant Paint

FURTHER INFORMATION

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







Approximate total area⁽¹⁾
1111 ft²
103.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		71
(55-68) D		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



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