



116 Cornfield Drive,  
Lichfield WS14 9UG

Downes & Daughters  
ESTATE AGENCY

116 Cornfield Drive,  
Lichfield WS14 9UG  
£150,000

A stylishly presented one bedroom freehold house in a secluded position, only 0.3 miles from Trent Valley Station, in this popular corner of Boley Park, only moments away from the wealth of amenities now found at the Coop complex and all the trappings of Lichfield's vibrant City Centre. Offered for sale with no onward chain and presented in a contemporary style, the ground floor boasts an open plan living and dining room and modern fitted kitchen whilst the first floor offers a spacious bedroom with fitted wardrobe and airing cupboard and a bathroom. Externally there is an attractive patio garden to the side of the property, a lawned garden to the front and allocated parking space within a shared carpark.

Viewing is essential to appreciate the charming nature of this delightful home and the value it offers in today's market.

**GROUND FLOOR**

Double Aspect Living & Dining Room • Modern Kitchen • Spiral Staircase Rising To First Floor

**FIRST FLOOR**

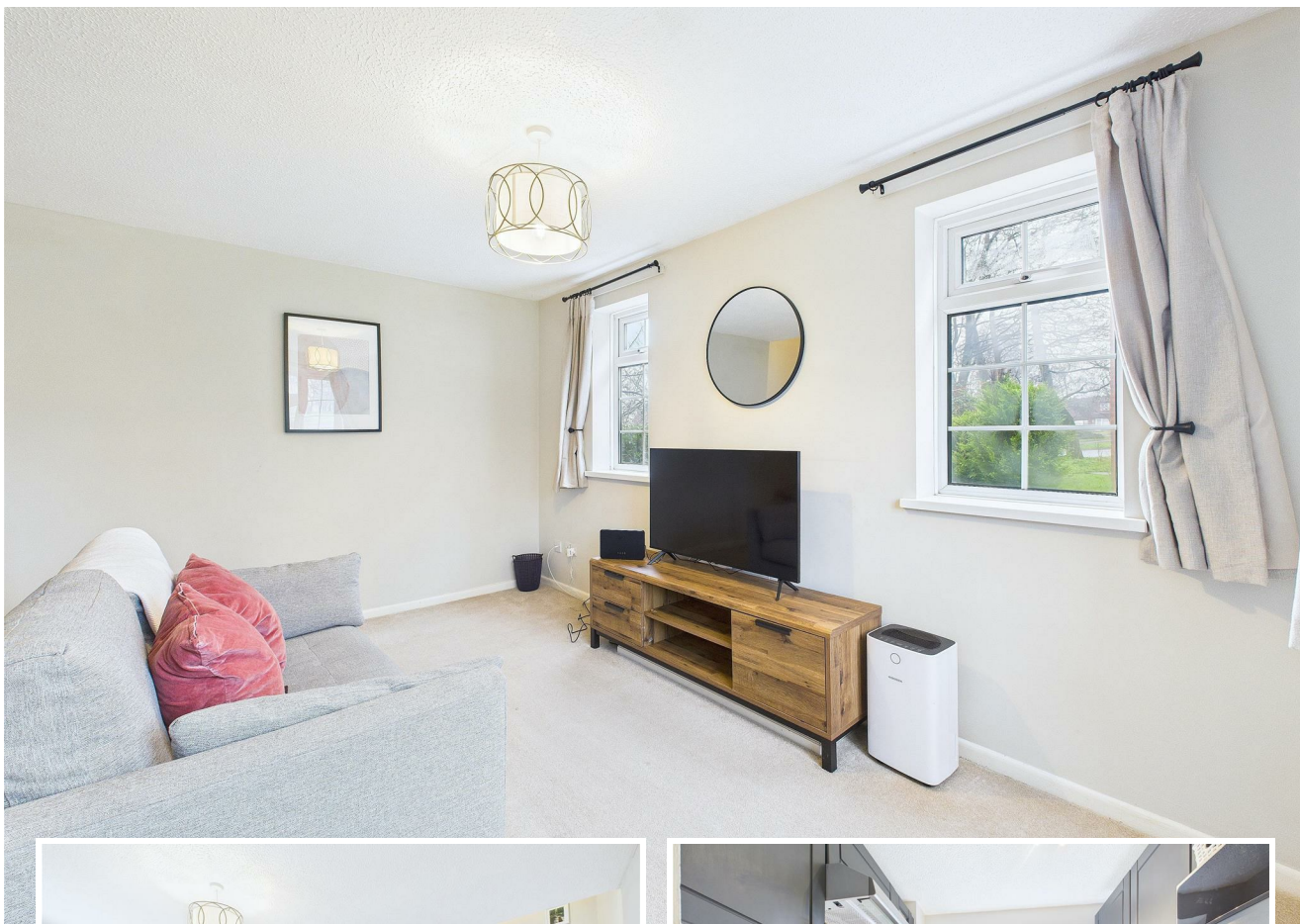
Landing • Double Aspect Bedroom With Fitted Wardrobes & Airing Cupboard • Bathroom

**OUTSIDE**

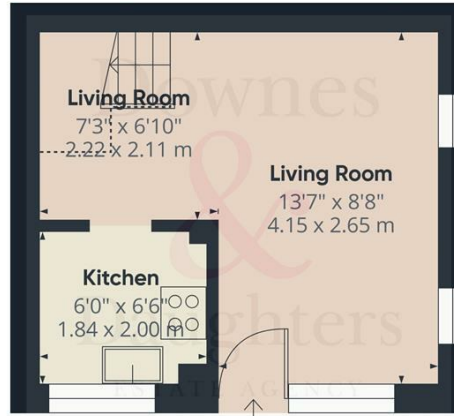
Patio Garden To Side Of Property • Lawned Garden To Front • Allocated Parking Within Shared Carpark

**FURTHER INFORMATION**

Freehold (TBC By Solicitor) • Council Tax Band A • Energy Rating C • All Mains Services • Upvc Double Glazing







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
381 ft<sup>2</sup>  
35.4 m<sup>2</sup>

**Reduced headroom**  
19 ft<sup>2</sup>  
1.8 m<sup>2</sup>

(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.

GIRAFFE 360

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 91        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         | 73        |
| (55-68) <b>D</b>                                                |         |           |
| (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>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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