



89 Ferndale Road, Lichfield
WS13 7DW

Downes & Daughters
ESTATE AGENCY

89 Ferndale Road, Lichfield
WS13 7DW
£330,000

An extended three bedroom semi-detached home with a south west facing rear garden, on this enormously popular residential road, offered for sale with no onward chain and the benefit of a recently refitted contemporary kitchen. The rear extension allows for a spacious living and dining room with patio doors on to the rear garden and a 21ft breakfast kitchen. A spacious hallway with large storage cupboard has an attractive staircase rising to the first floor, which boasts a landing, two double bedrooms with fitted wardrobes, a third single bedroom, spacious shower room and separate WC. Externally there is a block paved private driveway providing 'side by side' parking, a single garage and an established south west facing rear garden with shaped lawn and patio seating area.

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

Spacious Entrance Hallway With Storage Cupboard • Extended Living & Dining Room With Coal Effect Gas Fire & Patio Doors To Rear Garden • Refitted Stylish Kitchen With Door To Side Return

FIRST FLOOR

Landing • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes • Bedroom Three • Spacious Shower Room With Airing Cupboard • Separate WC

OUTSIDE

Block Paved Driveway Providing 'Side By Side' Parking • Single Garage • South West Facing Established Rear Garden With Patio & Lawn • Herbaceous Borders & Greenhouse • Gated Side Access

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazed Windows • Gas Central Heating • All Mains Services







Ground Floor

Approx. 60.4 sq. metres (650.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 101.3 sq. metres (1090.2 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	66	76
(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



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