



**Netherstowe Lane | Lichfield | WS13 6AY**  
**£280,000**

**W** Webbs  
estate agents

## Summary

\*\* NO ONWARD CHAIN \*\* DETACHED FAMILY HOME \*\* GARAGE AT REAR WITH ELECTRIC POINTS \*\* SUPERB PROJECT \*\* OUTSKIRTS OF LICHFIELD  
\*\* REQUIRING MODERNISATION & BOILER \*\* THREE BEDROOMS \*\* DRIVEWAY PARKING TO FRONT \*\* UPVC DG \*\* IDEAL FIRST TIME BUY OR  
INVESTMENT PROPERTY \*\* LOUNGE / DINER \*\* REQUIRES KITCHEN \*\* REAR LEAN TO \*\* FAMILY BATHROOM \*\* EARLY VIEWING ESSENTIAL TO  
AVOID DISAPPOINTMENT \*\*

Webbs Estate Agents have the pleasure of offering for sale this detached family home located close to Lichfield, amenities, schools and commuter links. The property does require modernisation/upgrade and briefly comprises: porch, living room/dining room, requires a kitchen and a CH boiler. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally, there is driveway parking, a garage with electric points to the rear and a rear garden. EARLY VIEWING IS ADVISED!

## Key Features

- REQUIRING UPGRADE / MODERNISATION
- NO ONWARD CHAIN
- 3 BEDROOMS
- KITCHEN REQUIRING FITTING
- PARKING & GARAGE
- SOUGHT AFTER AREA
- DETACHED HOME - IDEAL PROJECT
- OPEN PLAN LOUNGE / DINER
- FAMILY BATHROOM
- EARLY VIEWING HIGHLY ADVISED

## Rooms and Dimensions

### ENTRANCE PORCH

### HALLWAY

### LIVING ROOM

12'10" x 10'9" (3.93 x 3.30)

### DINING AREA

9'1" x 11'2" (2.79 x 3.41)

### CONSERVATORY / LEAN TO

### KITCHEN (NOT PRESENT)

10'7" x 8'3" (3.23 x 2.52)

### FIRST FLOOR LANDING

### BEDROOM ONE

13'3" x 10'2" (4.06 x 3.12)

### BEDROOM TWO

10'9" x 10'2" (3.28 x 3.12)

### BEDROOM THREE

9'10" x 6'7" (3.02 x 2.02)

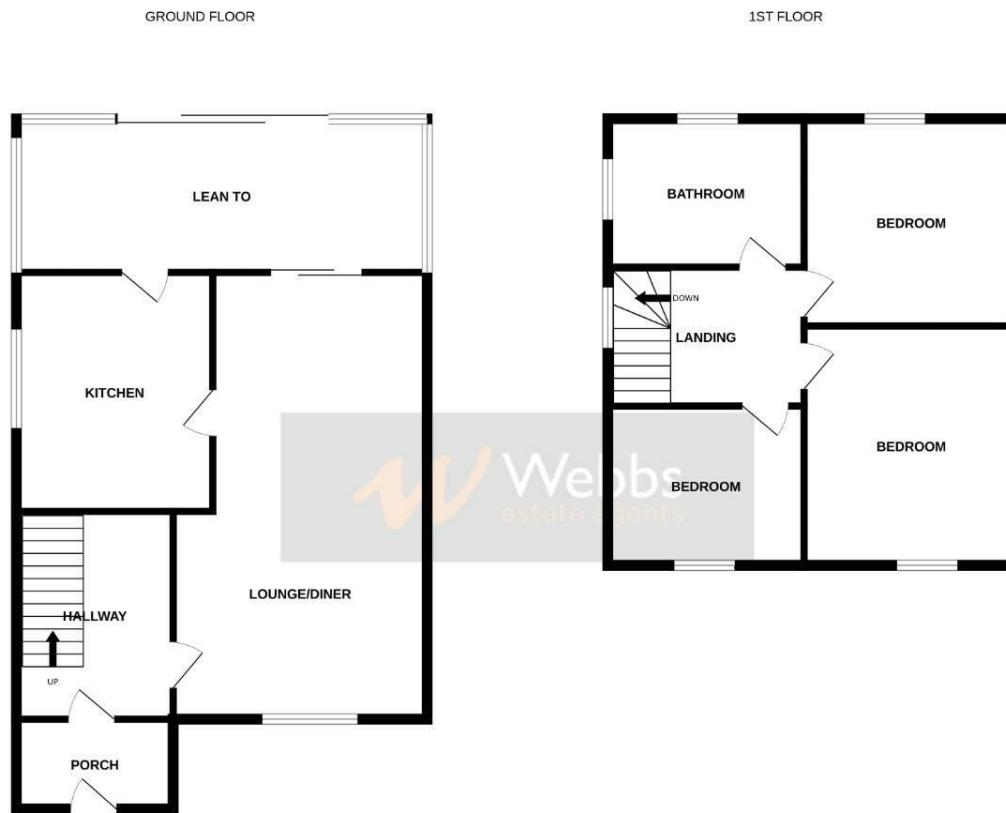
### FAMILY BATHROOM

8'2" x 7'2" (2.51 x 2.2)

### Identification Checks (R)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

