

Offers Over £259,000

Jayman
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Estate Agents



Cranleigh Way

Lichfield, Staffordshire, WS14 9XT

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Jayman are pleased to offer for sale this well-presented two-bedroom semi-detached home, offered with no onward chain, and ideally located in the ever-popular Boley Park area of Lichfield.

This property offers a well-designed layout comprising a fitted kitchen, a convenient ground floor wet room, a spacious lounge/diner, and a conservatory overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms along with a contemporary family bathroom.

Externally, the home benefits from a private rear garden, perfect for relaxing or entertaining, as well as off-road parking for two vehicles.

With its fantastic location, practical layout, and the added benefit of no upward chain, this is an ideal opportunity for first-time buyers, downsizers, or investors. Early viewing is highly recommended!

Hallway

With doors leading to;

Kitchen 7'1" x 7'4" (2.18 x 2.26)

Fitted kitchen with a range of storage cupboards, sink and drainer, cooker with hob over and extractor above, fridge/freezer and washing machine.

Ground floor wet room

With WC, wash hand basin and walk in shower area.

Lounge/ Diner 15'8" x 12'7" (4.8 x 3.85)

Spacious lounge / diner with spiral staircase to first floor and door to Conservatory to rear.

Conservatory 8'5" x 10'2" (2.59 x 3.1)

Full width conservatory with doors to rear garden.

First Floor

Landing with doors leading to

Bedroom 1 8'2" x 10'5" (2.5 x 3.2)

Double bedroom with window to rear and range of built in wardrobes.

Bedroom 2 7'4" x 12'7" max (2.25 x 3.85 max)

Double bedroom with window to fore and airing cupboard.

Bathroom

Family bathroom with suite comprising of bath with shower above, wash hand basin and WC.

Rear Garden

Pleasant rear garden with patio area, lawn area and storage shed down the side.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

Looking to sell your home?

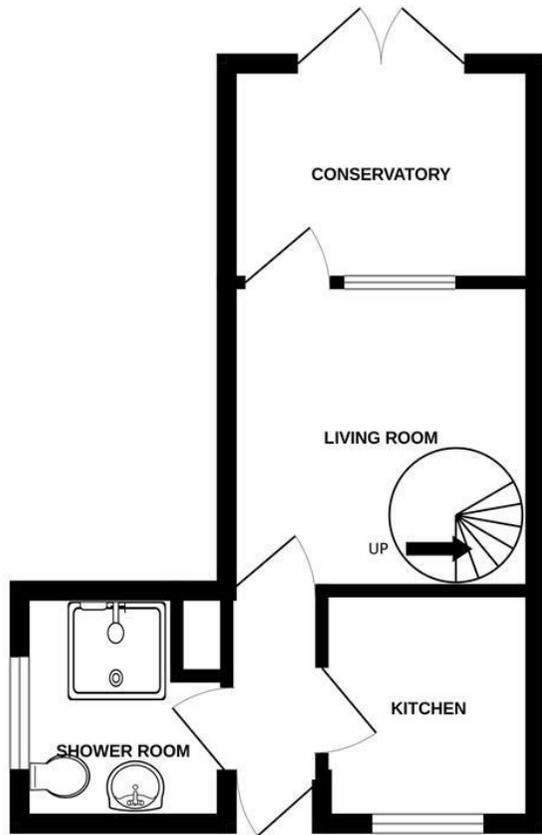
Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

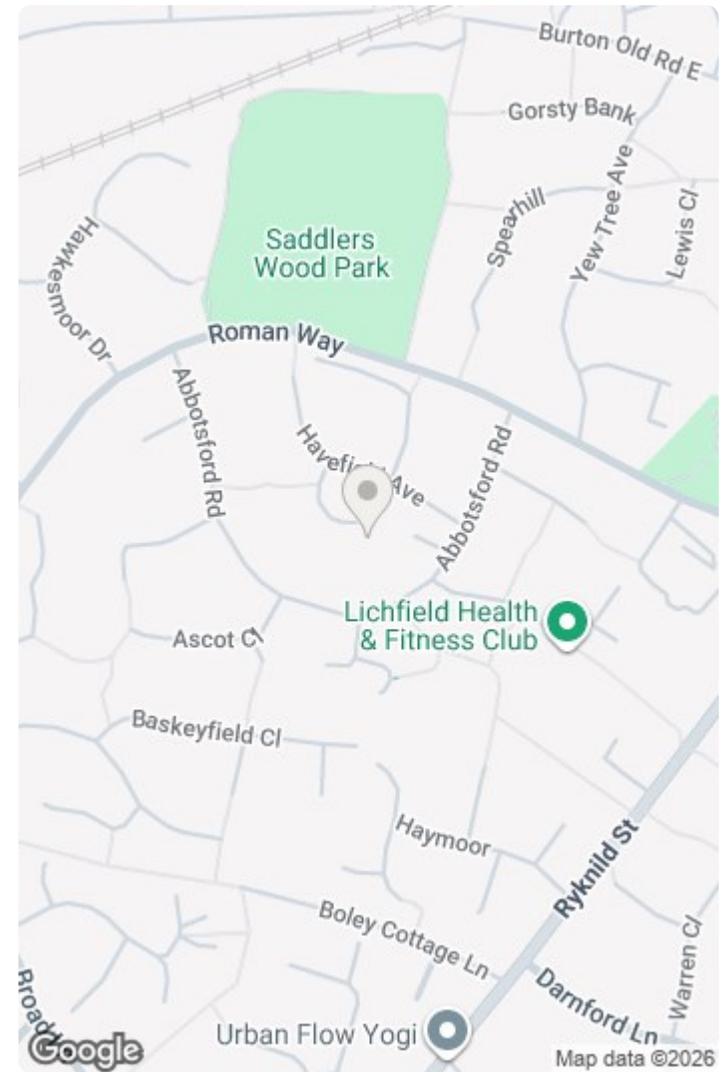
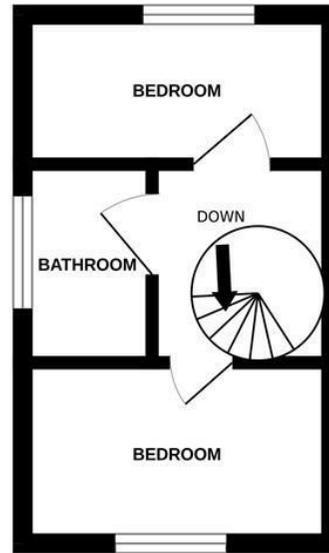
Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82 (A)	89 (A)	10 (A)	10 (A)
75 (B)	83 (B)	15 (B)	15 (B)
69 (C)	77 (C)	20 (C)	20 (C)
63 (D)	71 (D)	25 (D)	25 (D)
57 (E)	65 (E)	30 (E)	30 (E)
51 (F)	59 (F)	35 (F)	35 (F)
45 (G)	53 (G)	40 (G)	40 (G)

For energy efficient - lower rating costs
For environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

