

£695,000

ASKING PRICE

Jayman

Roman Way, Lichfield



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23 Roman Way, Lichfield, WS14 9YP



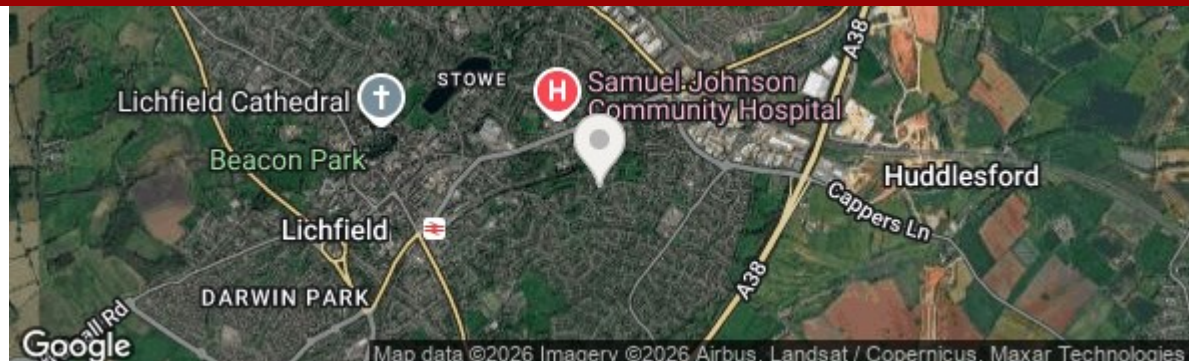
- Four double bedrooms
- Reception hallway
- Mature rear garden
- Ensuite to master bedroom
- Sauna Room / potential ensuite to second bedroom
- Breakfast Kitchen
- Dining Room
- Sitting Room / Study
- Conservatory
- EPC D Council Tax G

MUST BE VIEWED!

Jayman offer for sale this superbly presented four bedroom detached family home on Roman Way set on the highly sought after Boley Park.

With three reception rooms, conservatory, breakfast kitchen, utility, double garage, private immaculate rear garden and four great sized bedrooms this family home needs to be viewed to be fully appreciated. Available with no upward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		



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Approach

Set back from the road with driveway providing parking for several cars and leading to the double garages (with two electric up and over doors)

Porch

Enclosed porch leading to reception hallway.

Reception Hallway

With stairs to first floor, useful under stairs storage cupboard and doors leading off to;

Lounge

11'5" x 19'8" into bay

Spacious lounge with feature fireplace and bay window to fore with additional window to the side.

Sitting Room

9'5" x 11'7"

Pleasant sitting room to the rear of the property that leads to the Conservatory.

Conservatory

9'8" x 12'2"

With radiators and fan overhead and doors leading to garden.

Dining Room

10'4" x 12'3"

Spacious dining room with window to fore and door to Kitchen to rear.

Downstairs shower room

7'10" x 4'10"

With suite comprising of wash hand basin, wc and shower cubicle.

Breakfast Kitchen

11'8" x 12'5"

Spacious breakfast kitchen with a range of storage cupboards, sink and drainer, double oven, integral fridge, integral dishwasher, space for breakfast table and chairs, window to rear garden and doors to Hallway, Dining Room and to Utility.

Utility

6'8" x 11'8"

With a range of storage cupboards, space and plumbing for appliances, housing boiler.

Double Garage

17'2" x 22'7"

Double garage with two electric up and over doors and door leading to rear garden.

Rear garden

Mature rear garden with great sized lawn, patio areas and side access.

First floor

Landing with doors leading to;

Master Bedroom

10'7" x 14'9"

Double bedroom with a range of built in wardrobes, window to fore and door to ensuite.

Ensuite bathroom

With suite comprising of corner bath, corner shower cubicle, wash hand basin and WC.

Bedroom 2

11'8" max x 12'7"

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

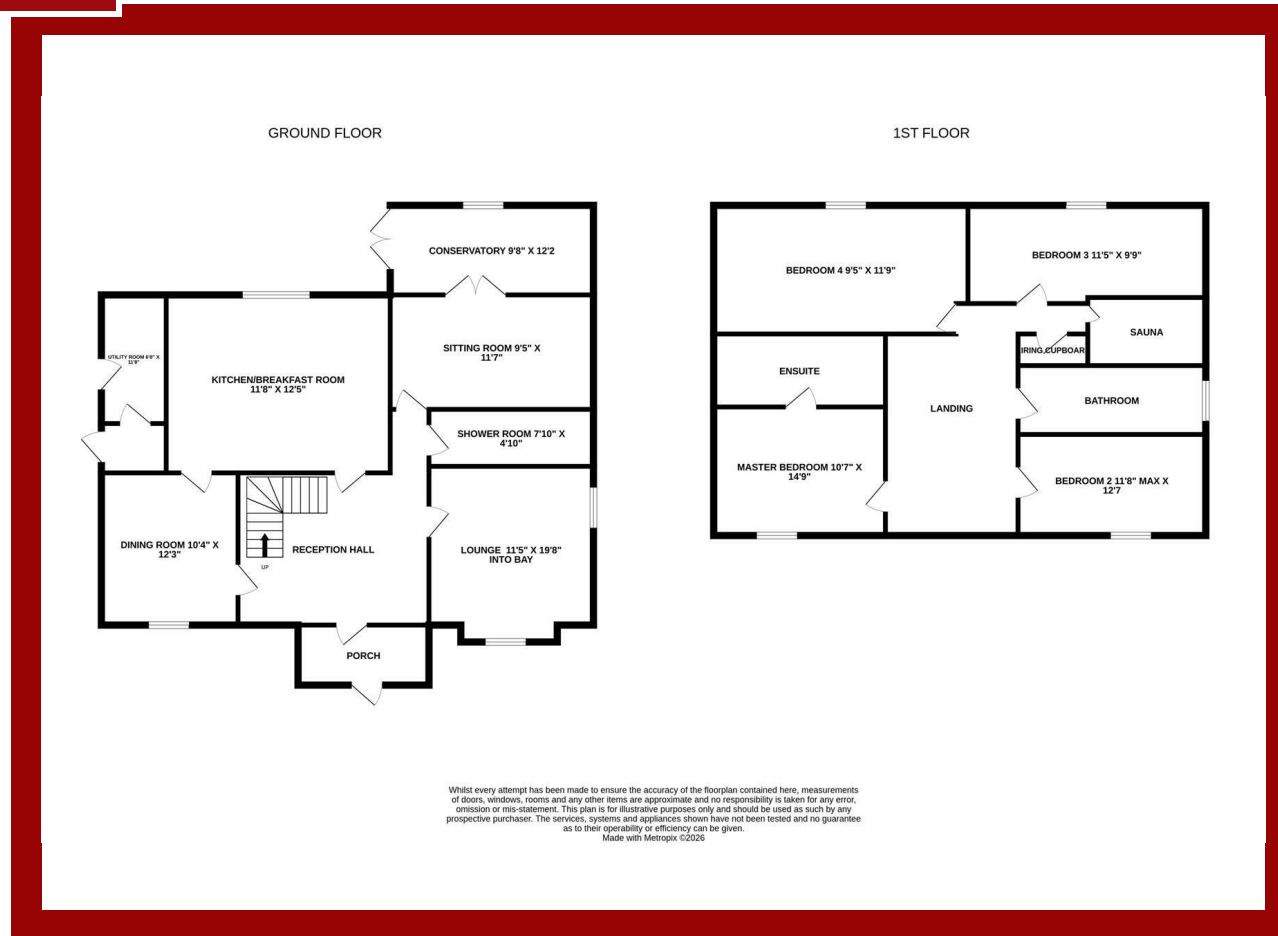
Bathroom

With twin wash hand basins, wc and bath.



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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.