

Asking Price £250,000

Jayman
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Estate Agents



Swan Road

Lichfield, WS13 6TU

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Jayman offer for sale this two bedroom house for sale on Swan Mews. The property briefly comprises; two double bedrooms, kitchen, living room, conservatory, bathroom and a private rear garden. It has two allocated car parking spaces and is in the heart of Lichfield.

Entrance Hallway

As you step into the property you are greeted with an entrance hallway that opens out into the kitchen. There is a door to the front leading into the living room.

Kitchen 8'10" x 10'2" (2.71 x 3.11)

Fitted kitchen.

Living room 17'8" x 11'9" (5.40 x 3.60)

Spacious living room with feature fireplace, French doors leading into the conservatory and stairs leading to the first floor.

Conservatory 10'3" x 7'4" (3.14 x 2.25)

With French doors leading into the patio rear garden.

Bedroom One 11'10" x 10'3" (3.63 x 3.13)

Double bedroom with window to the front of the property and fitted wardrobes.

Bedroom Two 11'9" x 8'1" (3.59 x 2.47)

Double bedroom with window looking out to the rear garden and fitted wardrobes.

Bathroom 6'9" x 5'1" (2.07 x 1.55)

With bath and shower overhead, WC and hand basin.

Outside

With two allocated car parking spaces, patio rear garden and a gate leading to the car park.

Lichfield

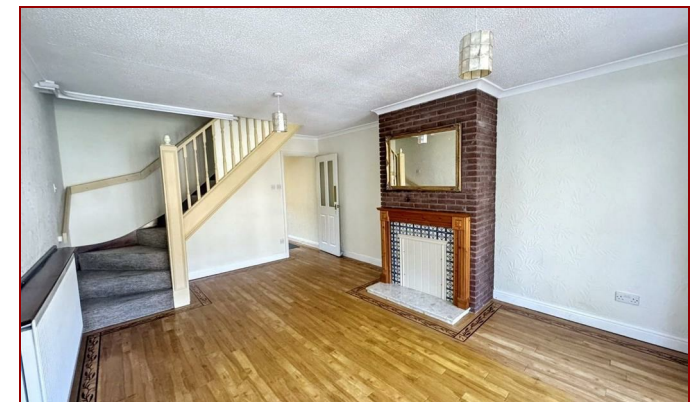
Lichfield Cathedral City is located North of Birmingham. It has great transport links of Lichfield City and Lichfield Trent Valley. This historic city has an abundance of shops, bars and restaurants including the Michelin Star Upstairs by Tom Shepherd. It has a great choice of Primary and Secondary Schools and a University.

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.

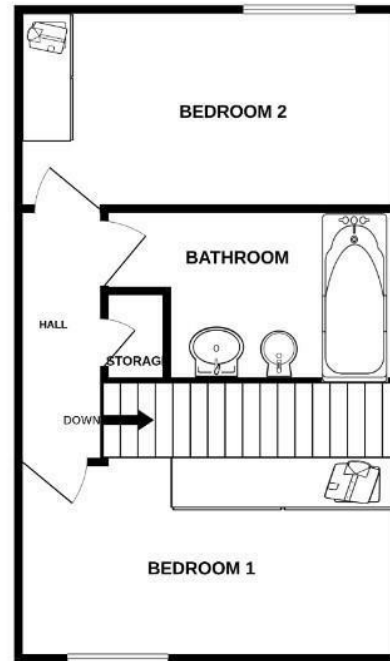


REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient 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.

GROUND FLOOR

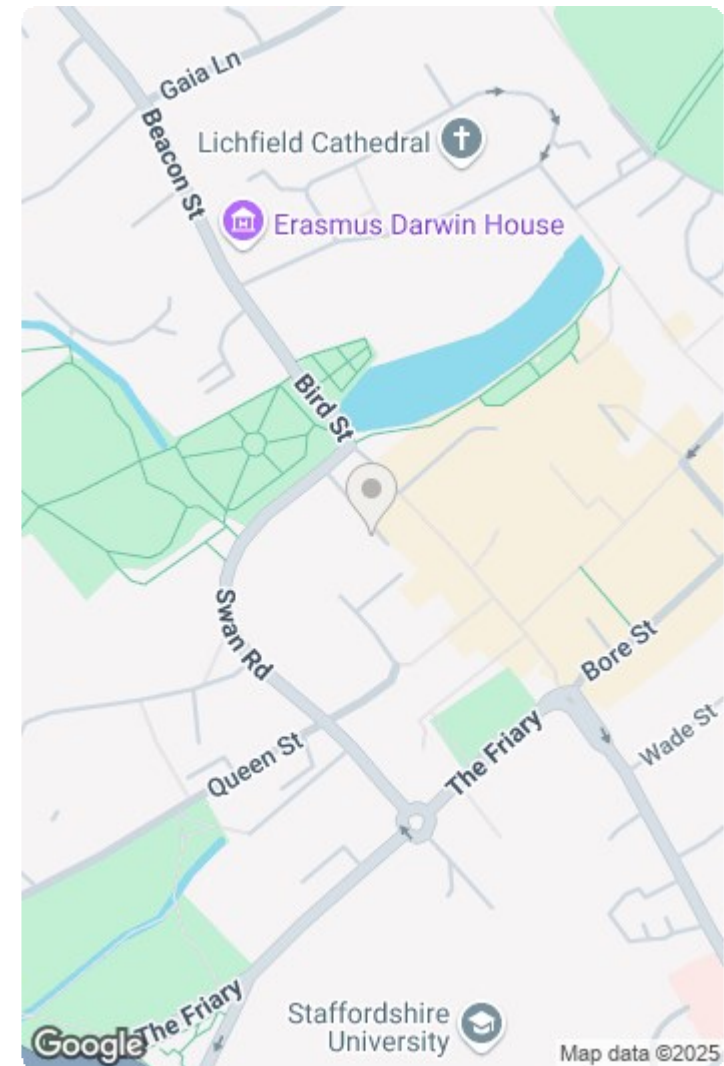


1ST FLOOR



TWO BEDROOM HOUSE

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		
Very energy efficient - lower running costs	Current	Current	Potential	
(22 pph) A	 68	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(31 pph) B		(31 pph) B		
(39-40) C		(39-40) C		
(49-54) D		(49-54) D		
(54-56) E		(54-56) E		
(61-65) F		(61-65) F		
(71-90) G		(71-90) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		

