

Offers In The Region Of £660,000

Jayman
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Estate Agents



Richmond Drive

Lichfield, WS14 9SZ

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Jayman offer for sale this incredibly well presented and tastefully extended four bedroom detached home on Richmond Drive, Boley Park. Immaculate throughout - this property needs to be seen to be fully appreciated.

Reception hallway

With stairs to first floor, useful pull out understair storage units, and doors leading to

Lounge 12'0" x 17'5" (3.67 x 5.31)

Great sized lounge with bay window to the front, feature fireplace, with door to hall and pocket door to Kitchen / Living Room to rear.

Kitchen / Living Room 21'11" x 256'2" max (6.7 x 78.1 max)

Luxurious fitted kitchen with a range of storage cupboards and integral appliances including double oven, hob, quooker tap, sink and drainer. Space for american style fridge/freezer, and being open plan in design to the living area with both sofa and dining area. Bifold doors open from the lounge area onto the terrace in the rear garden.

Guest WC

With wash hand basin and wc.

Utility

Door from kitchen leads to functional utility room with door to rear garden and has a range of fitted storage cupboards.

Garage 12'5" x 14'1" (3.8 x 4.3)

With door for vehicle access from the front drive but also with heating and flooring making it useful gym / storage room. With electric up and over door and electric point for car charger.

First floor

Landing with doors leading to;

Storage Cupboard

Useful store cupboard on the landing.

Master Bedroom 11'7" x 13'3" (3.55 x 4.05)

Master bedroom being a double bedroom with a range of fitted wardrobes, two window to fore and door to ensuite shower room.

Ensuite

With suite comprising of wash hand basin, wc and walk in double shower.

Bedroom 2 9'4" x 12'5" (2.85 x 3.8)

Double bedroom with window to rear.

Bedroom 3 8'8" x 8'5" (2.66 x 2.58)

Double bedroom with window to rear.

Bedroom 4 8'4" x 8'5" (2.56 x 2.57)

Double bedroom with window to rear.

Family Bathroom

With new recently fitted suite comprising of bath with shower above, wash hand basin and wc.

Rear Garden

Bi-fold doors from the living room at the rear lead to a superb patio for entertaining. Separate lawn area to the side and side access to the front.
(Shown garden photo is AI edited to show lawn area - currently is pebbled / hardcore)

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.

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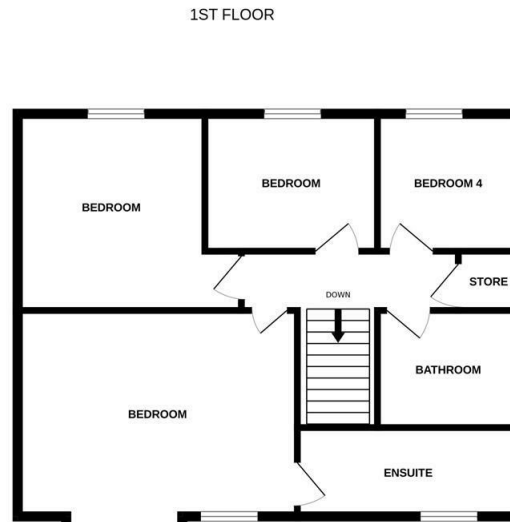
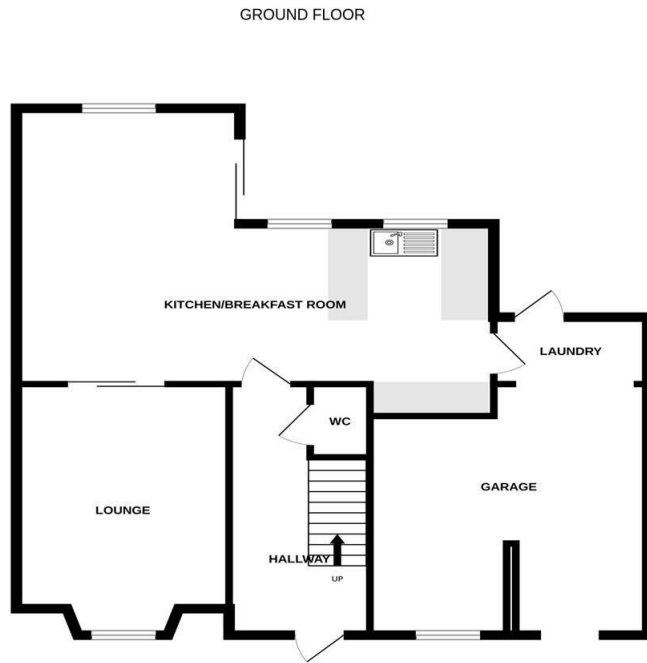
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Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

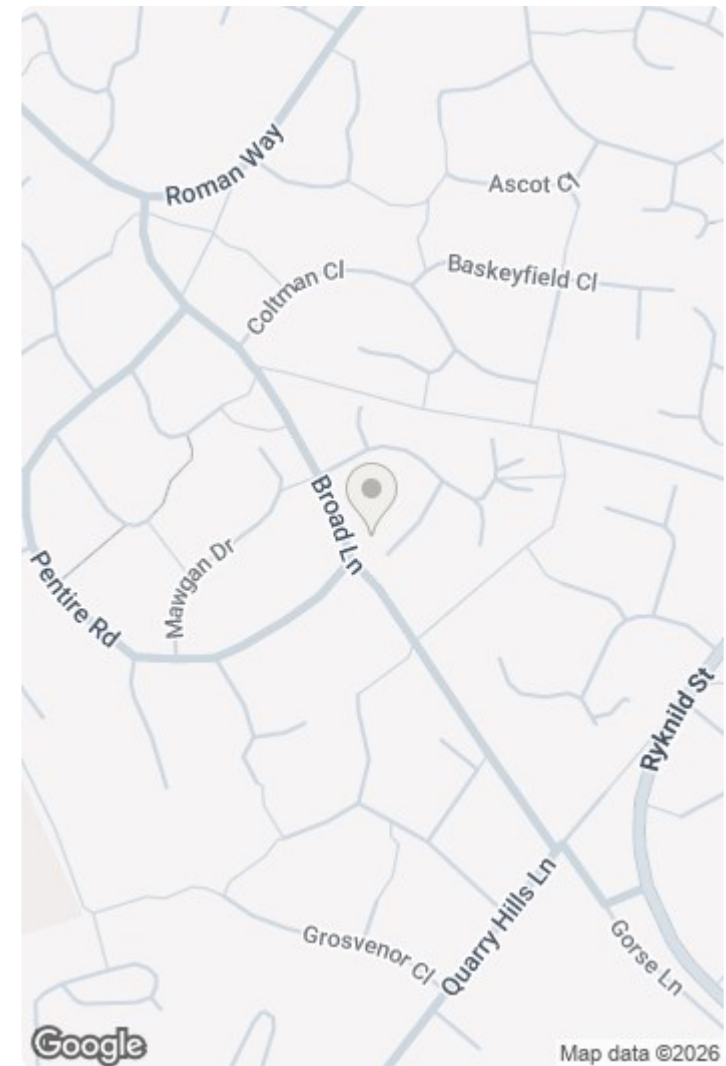
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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	Target		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
100-91.5 A			100-91.5 A	
91.5-81 B			91.5-81 B	
81-69 C			81-69 C	
69-55 D			69-55 D	
55-46 E			55-46 E	
46-35 F			46-35 F	
35-20 G			35-20 G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

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