

Asking Price £285,000

Jayman
www.jayman.co.uk

Estate Agents



Chesterfield Road

Staffordshire, WS13 6QW

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***Walking distance to the city centre! ***

Traditional style with modern improvements, Jayman offer for sale this superbly located two bedroom terrace property on Chesterfield Road, Lichfield. Available with no upward chain.

Approach

Small front garden leading to front door.

Lounge / Reception Room 12'9" x 11'2" (3.91 x 3.42)

Spacious reception room with feature fireplace, window to fore, door to rear and stairs to first floor.

Dining Room / Reception Room 2 9'10" x 9'10" (3.02 x 3.01)

With window to rear, feature fireplace, door to under stair storage and door to Kitchen.

Kitchen 9'0" x 7'5" (2.75 x 2.27)

Modern kitchen with a range of storage cupboards, sink and drainer, space for appliances and door to rear garden.

First floor

Landing with doors leading to

Bedroom 1 11'0" x 12'11" (3.36 x 3.95)

Double bedroom with window to fore and feature fireplace.

Bedroom 2 7'6" x 9'11" (2.3 x 3.03)

Single bedroom with feature fireplace and window to rear.

Bathroom

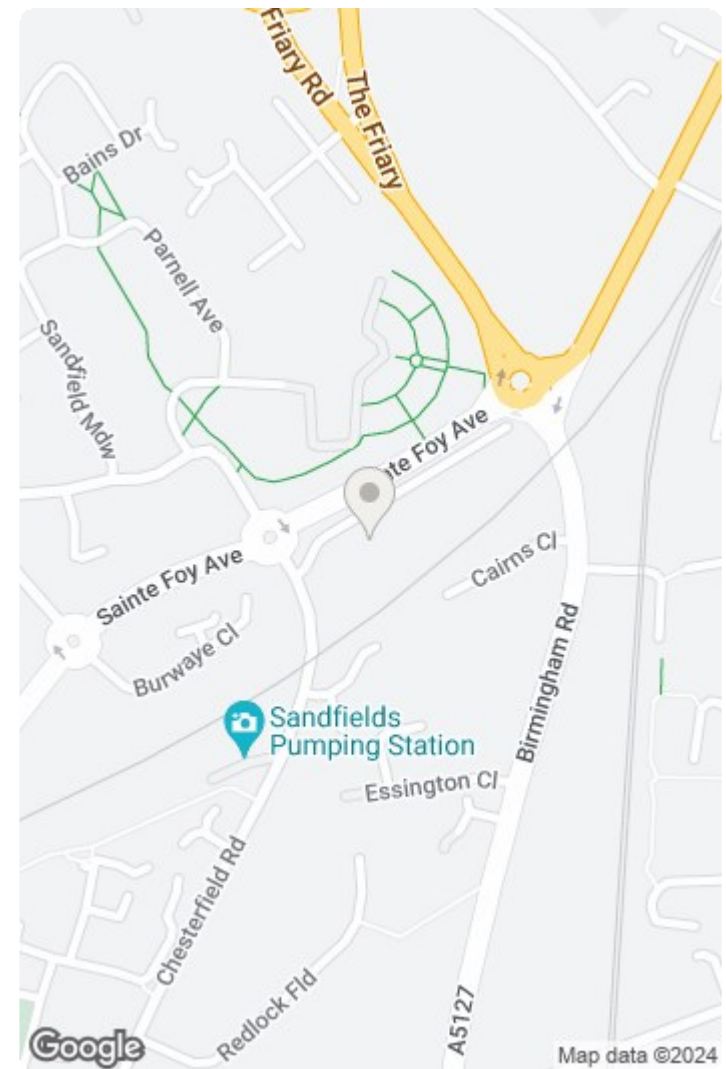
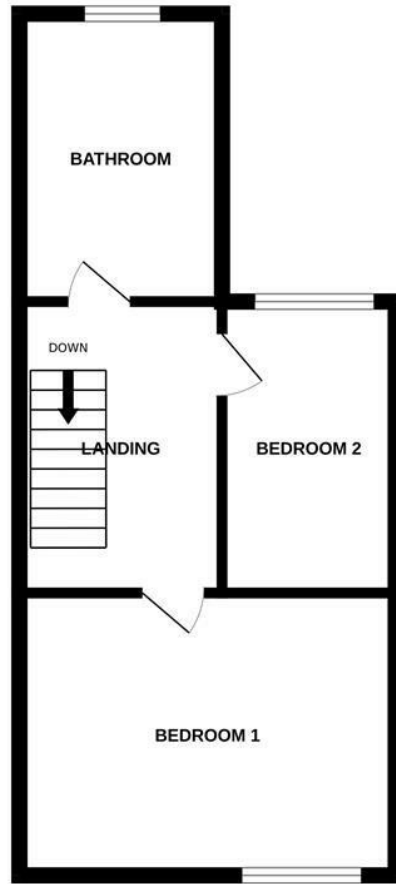
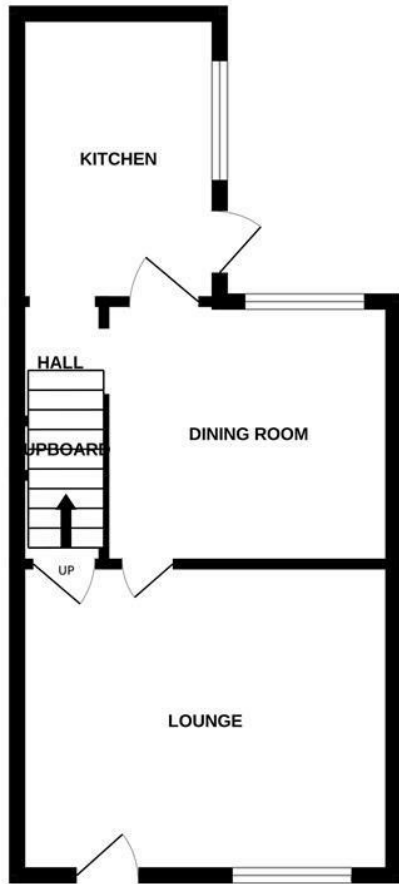
Spacious bathroom with suite comprising of bath with shower over, wash hand basin and wc.

Rear garden

Comprising of patio area and good sized lawn area.



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.



TWO BEDROOM TERRACE

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
85	85	F	C
85	85	F	C

Very energy efficient - lower running costs
 85-92
 75-84
 69-74
 54-68
 49-53
 35-48
 29-34
 13-28
 1-12

Very environmentally friendly - lower CO₂ emissions
 A
 B
 C
 D
 E
 F
 G

England & Wales EU Directive 2002/91/EC
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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.

