

Asking Price £335,000

Jayman  
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Estate Agents



**Falkland Road.**

Staffordshire, WS14 0GE



# Falkland Road., Staffordshire, WS14 0GE

Jayman offer for sale this modern three storey mid town house on the popular Sandfields Development in Lichfield - having just been redecorated and with new carpets throughout. \*Master Bedroom with Ensuite" "Guest WC" "Garage to rear"

## Reception Hall

With doors leading to;

## Kitchen 9'6" x 6'2" (2.90m x 1.89m)

Fitted with a modern range of white units with wall mounted cabinets, base cupboards and drawers, with work surfaces over inset with a one and a half stainless steel sink and side drainer, and gas hob with extractor unit over. There is an integrated oven and space for washing machine and fridge/freezer. Tiled flooring and splash backs, window to the front, radiator and ceiling light point.

## Lounge 14'9" x 12'9" (4.51m x 3.89m)

Having radiator, ceiling light point and a French walk-in bay door to the rear.

## Guest WC

A white suite comprising wash hand basin, W.C, radiator, ceiling light point, and window to the front.

## Landing

With stairs to second floor and doors leading to;

## Bedroom 2 8'3" max x 12'9" (2.54m max x 3.89m)

With two double glazed windows to the front, radiator and ceiling light point.

## Bedroom 3 9'4" x 6'7" (2.87m x 2.01m)

Having window to the rear, radiator and ceiling light point.

## Bathroom 6'5" x 6'2" (1.96m x 1.89m)

Fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment and glazed side screen, W.C and hand wash basin. There is a ceiling light point and radiator.

## Top Floor

## Master bedroom 14'4" max x 11'3" ma (4.39m max x 3.45m ma)

Having a window to the front with open views, two built-in storage cupboards in eaves, built-in double wardrobe, ceiling light point, loft access point, radiator and door to:

## Ensuite

With a tiled shower enclosure, wash hand basin, W.C, tiling to splash backs, ceiling light point, Velux window and radiator.

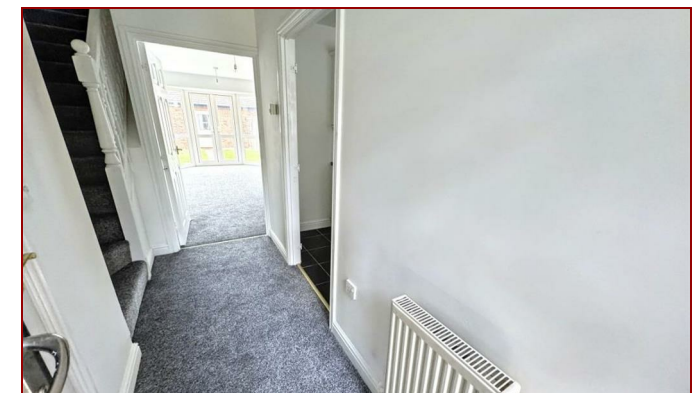
## Outside

To the front there is a small fore garden with pathway leading to the front door.

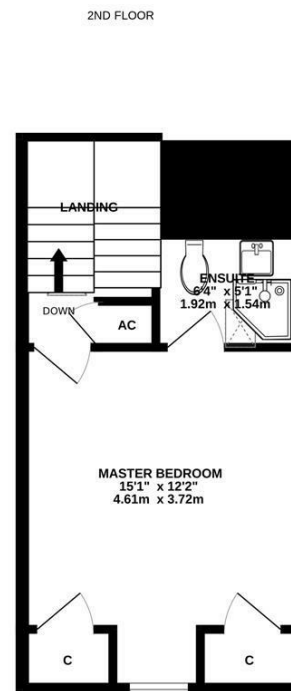
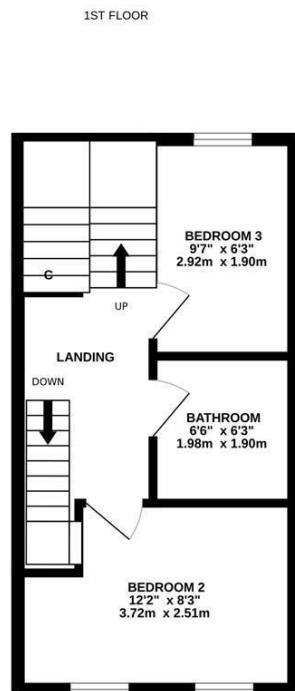
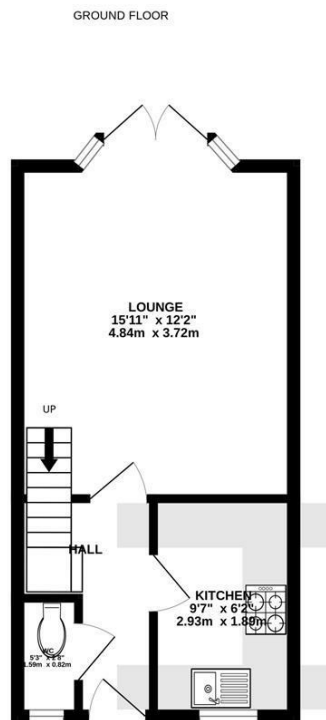
To the rear is an enclosed garden with lawned areas, gravel and a path leading to door to the garage, with up and over door, power and lighting.

## Garage

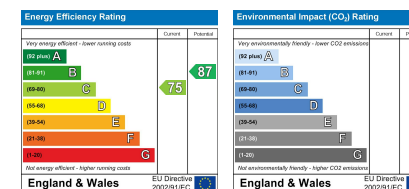
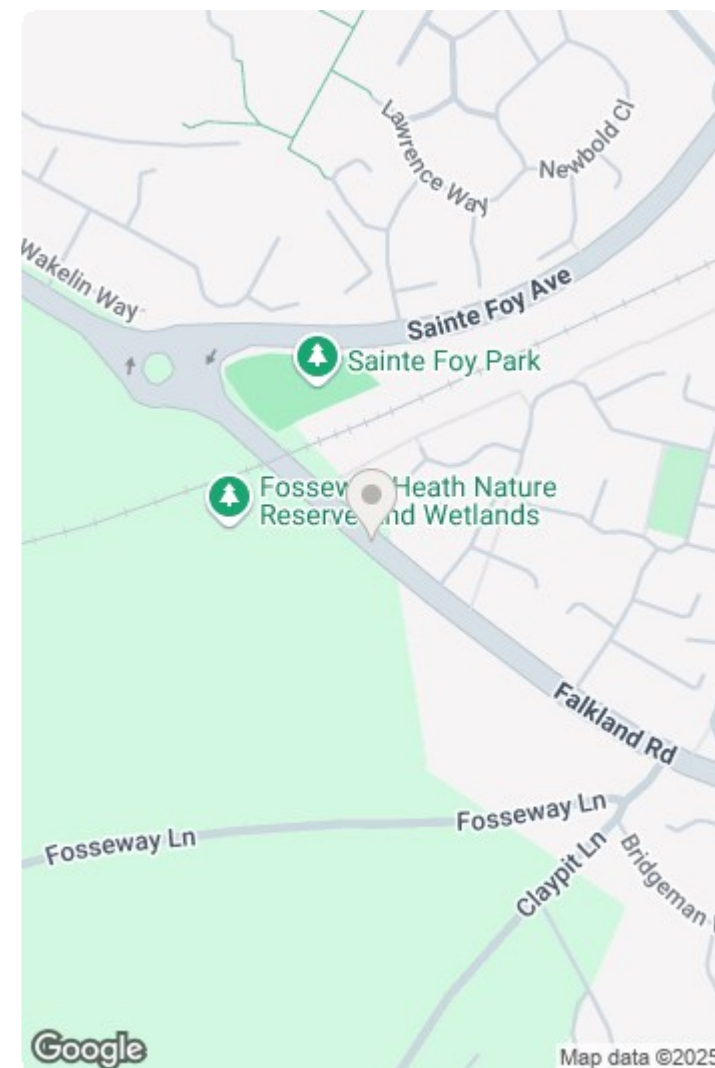
Single garage to the rear.



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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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