

Offers Over £300,000

Jayman  
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Estate Agents



**Ferndale Road**

Lichfield, WS13 7DJ

# Ferndale Road, Lichfield, WS13 7DJ

Jayman are pleased to present this three bedroom semi-detached property on the popular Ferndale Road. With superb modern refitted kitchen and conservatory, this property is a must view to appreciate the size and layout of the property on offer.

## Porch

Useful porch area suitable to hang coats and bags.

## Living room area 22'11" x 12'2" (7.01 x 3.73)

Through the front door you are greeted with an open plan entrance hallway, living room that leads around into the kitchen area. This spacious living area has a gas fireplace and double doors leading out into the conservatory.

## Kitchen area 25'1" x 7'0" (7.67 x 2.14)

Modern kitchen area that has built in fridge/freezer and dishwasher. There is a separate utility area with a cupboard that houses the washing machine.

## Conservatory 11'3" x 7'11" (3.44 x 2.42)

Good sized conservatory with double doors leading out into the rear garden.

## Guest WC 2'9" x 3'8" (0.85 x 1.14)

With WC and hand basin.

## First floor

Leading into the three bedrooms, WC room and bathroom.

## Bedroom One 10'8" x 9'11" (3.26 x 3.04)

Double bedroom to the rear of the property with fitted wardrobes.

## Bedroom Two 9'3" x 12'0" (2.82 x 3.67)

Double bedroom to the front of the property.

## Bedroom Three 7'3" x 9'1" (2.21 x 2.79)

Single bedroom to the front of the property with fitted wardrobes.

## Bathroom 7'2" x 8'1" (2.19 x 2.48)

With bath, shower cubicle and hand basin.

## WC 2'10" x 4'3" (0.87 x 1.30)

Room with just the WC.

## Outside

To the front of the property there is a driveway which can fit multiple cars and a front garden. To the rear of the property is a low maintenance, private garden with patio and an artificial lawn.

## Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport

links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

## 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.

## Looking to sell your home?

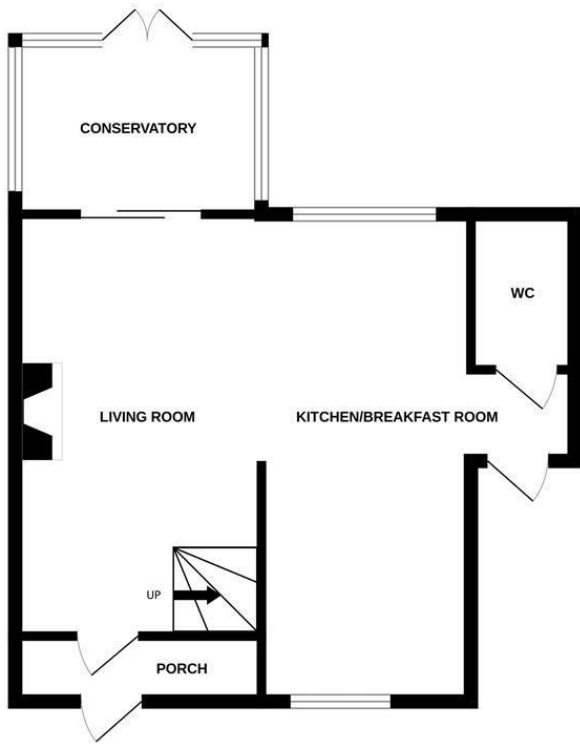
Our dedicated team is here to make the process smooth, stress-free, and successful. We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

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.

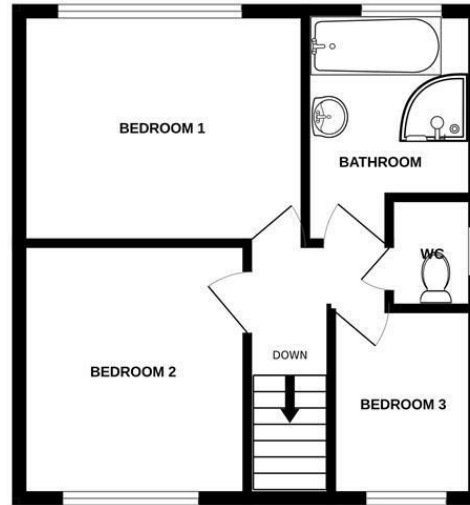


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GROUND FLOOR

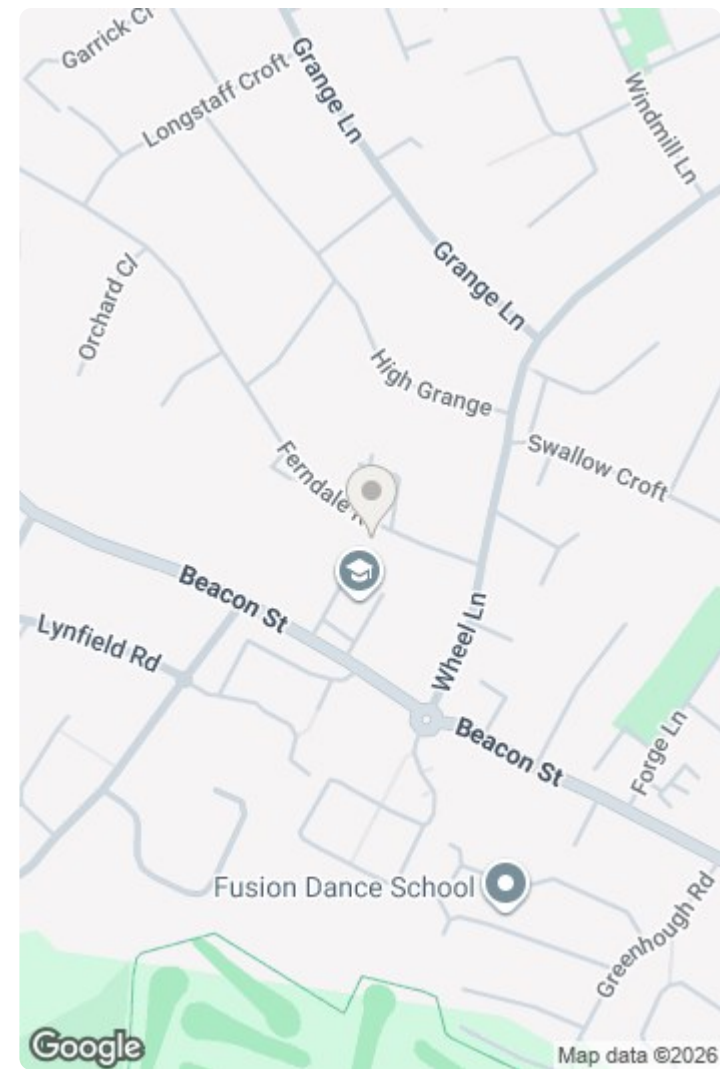


1ST FLOOR



TWO FLOORS, THREE BEDROOMS

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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
15-181	A		15-181	A	
15-40	B		15-40	B	
15-40	C		15-40	C	
20-48	D		20-48	D	
20-54	E		20-54	E	
20-58	F		20-58	F	
15-20	G		15-20	G	
15-20	G		15-20	G	

Current Energy Rating: **76**  
 Target Energy Rating: **81**

Current Environmental Impact Rating: **76**  
 Target Environmental Impact Rating: **81**

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.

