



R
25 Maddocke Walk

| WS13 6LT | Guide Price £550,000

ROYSTON
& LUND

- Guide Price £550,000 - £575,000
- Double Car Garage
- Downstairs WC
- CHAIN FREE
- EPC - TBC
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Two Reception Rooms
- Council Tax Band F
- Freehold





£550,000-£575,000 Guide Price

Royston and Lund are proud to present this lovely three storey five bedroom detached family home located in Lichfield. The property is located close to local amenities as well as being close to multiple primary and secondary schools.

Entering into the hallway that benefits from storage, we have access into the lounge, dining room, utility room, kitchen downstairs WC and stairs to the first floor. The lounge and the kitchen both feature French doors allowing access to the garden at the rear of the property.

The kitchen benefits from an integrated fridge, double Bosch ovens, gas hob and extractor fan. Continuing from the kitchen the utility room has space for a washing machine and tumble dryer and also has access to the side of the property.

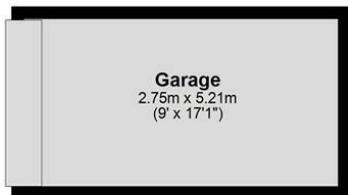
To the first floor there is three bedrooms, a large double bedroom with an en-suite and built in wardrobes and a small single bedroom. Also on the first floor the master bedroom features an en-suite, dressing area and built in wardrobes. The en-suites are both fitted with a toilet, wash basin and walk in shower.

On the second floor of the property there are two large double bedrooms and a family bathroom. The family bathroom is fitted with a bath which has an overhead shower attachment, toilet and wash basin.

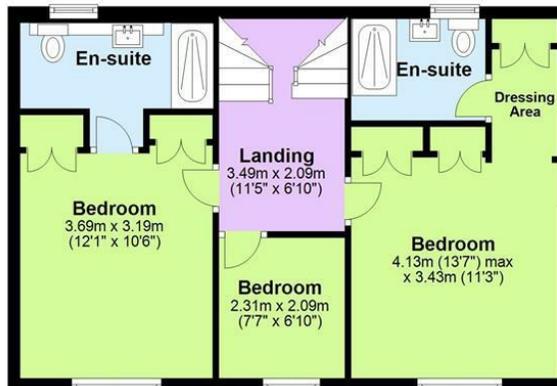
The property also benefits from a private rear garden with access to the double car garage and parking.



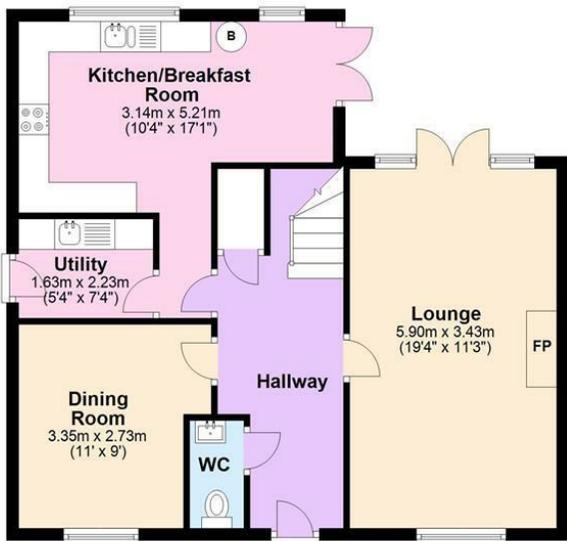
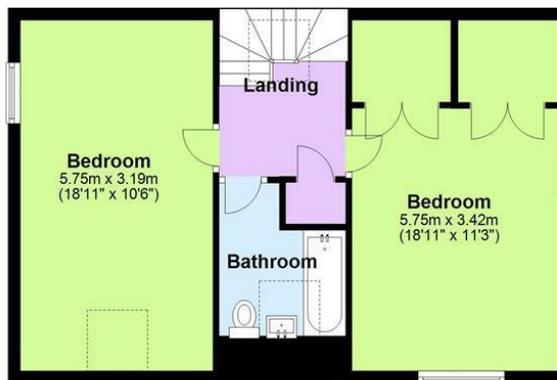
Ground Floor
Approx. 79.5 sq. metres (855.7 sq. feet)



First Floor
Approx. 52.6 sq. metres (566.0 sq. feet)



Second Floor
Approx. 50.5 sq. metres (543.1 sq. feet)



Total area: approx. 182.5 sq. metres (1964.8 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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