



Cherry Orchard, Lichfield, WS14

£275,000

- Three Double Bedroom Terraced Property
- No Upward Chain
- Brand New Bathroom Already Fitted
- Large & Attractive Plot
- Requiring Modernisation
- Separate Living & Dining Rooms



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DESCRIPTION

A property absolutely brimming with potential. Coming with no upward chain, this spacious three bedroom property on Cherry Orchard sits just a ten minute walk from Lichfield City Centre, five minutes from both Lichfield City Railway Station and King Edward VI Secondary school, and offers generous living space, a large driveway and a good size rear garden with the potential to be quite the sanctuary.

To the ground floor is a through entrance hall, generous living room, kitchen and separate dining room whilst to the very rear is a utility room with space for several appliances and a guest WC. To the first floor are three double bedrooms and a contemporary, brand new bathroom.

With some modernisation and TLC, this property really does have the scope to become a beautiful family home; sitting in such a highly desirable location with so much on its doorstep for such a competitive price, this property isn't likely to be around for long, so an early viewing is thoroughly advised.

ACCOMMODATION

ENTRANCE PORCH

A front facing UPVC double glazed sliding exterior door sits between side facing UPVC double glazing and opens to an entrance porch.

ENTRANCE HALL

A front facing UPVC double glazed door opens to an entrance hall and sits beside a front facing UPVC double glazed window. There is a radiator and useful under stairs storage cupboard.

LIVING ROOM 14' 1" x 10' 11" (4.28m x 3.32m)

A large living room is fitted with two radiators and a front facing UPVC double glazed window whilst a staircase leads up to the first floor landing.

KITCHEN 10' 6" x 9' 5" (3.20m x 2.87m)

The kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into the work surface. There is a wood effect flooring whilst the walls are tiled to halfway with space for several appliances. The kitchen is also fitted with a rear facing UPVC double glazed window and rear facing door leading through to the utility and guest WC, with an additional side facing door opening to the sitting/dining room.

SITTING/DINING ROOM 9' 8" x 9' 6" (2.94m x 2.90m)

A flexible room is fitted with a radiator and rear facing UPVC double glazed window.

UTILITY ROOM

A good size utility room is fitted with a side facing UPVC double glazed window and a range of base units with space beneath for an appliance.

GUEST WC

The guest WC is fitted with a low level flush WC and a side facing window.

FIRST FLOOR LANDING

A staircase leads up to the first floor landing, fitted with a useful storage cupboard and also housing the loft access hatch.

MASTER BEDROOM 14' 2" x 8' 4" (4.33m x 2.54m)

A large Master bedroom is fitted with a radiator, rear facing UPVC double glazed window and two useful storage cupboards, one of which housing the central heating boiler.

BEDROOM TWO 10' 8" x 10' 6" (3.26m x 3.20m)

A second good size double bedroom is fitted with a radiator, front facing UPVC double glazed window and a useful storage cupboard.

BEDROOM THREE 11' 9" (max) x 8' 0" (max) (3.57m (max) x 2.45m (max))

A third double bedroom is fitted with a radiator, front facing UPVC double glazed window and a useful over stairs storage cupboard.

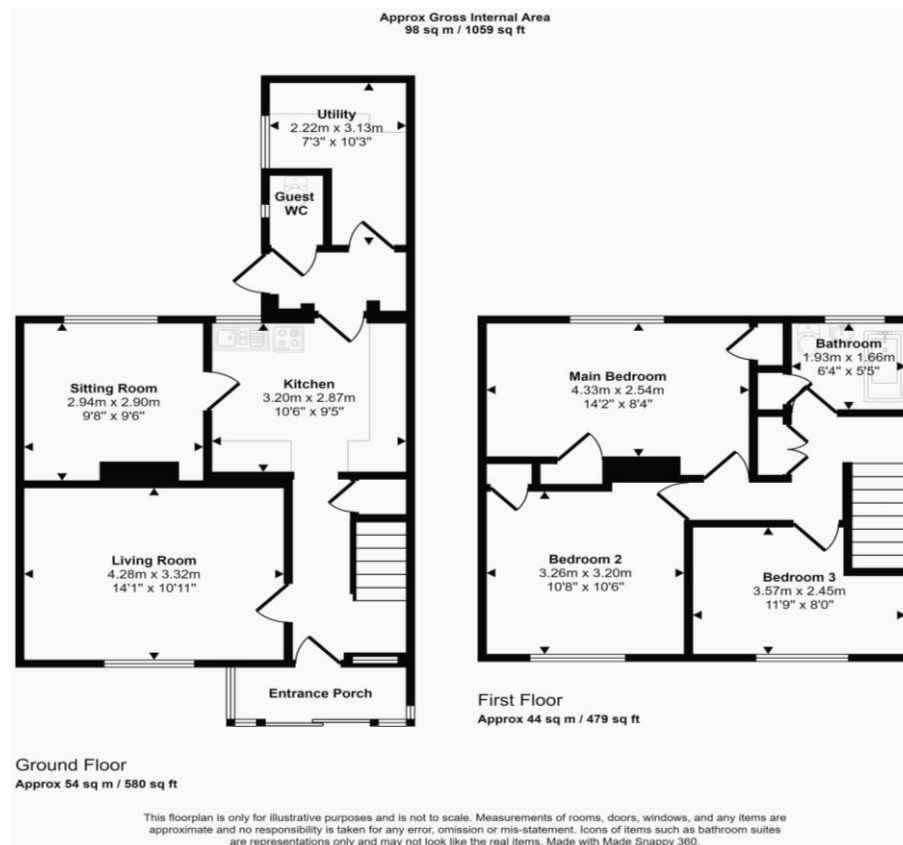
BATHROOM

A contemporary bathroom is fitted with a white suite, comprising a low level flush WC, wash-hand basin with chrome mixer tap set into a base unit and a panelled bath with chrome mixer tap, rainfall style shower and separate showerhead attachment. There is also a wall mounted chrome heated towel rail, rear facing UPVC double glazed window, recessed ceiling spotlights, a useful storage cupboard and a wood effect flooring.

EXTERIOR

The property sits on a generous plot, with a spacious brick paved driveway to the front and steps leading up to the front door with a gravelled bed one side. A shared access passageway leads down one side of the property to a gate providing access to the rear garden. To the rear is a generous and two tiered garden, with a slab paved patio accessed off the utility room whilst steps lead up to to a good size lawn, with mature shrubs and trees to the perimeters. A pathway leads up to a further slab paved area to the very rear of the plot, housing two useful garden sheds.





Tenure: Freehold **Local Authority & Council Tax Band:** C **Services:** We understand the property to be connected to mains gas, electricity, water and drainage.

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