



132 Curborough Road, Lichfield, WS13 7PN



Set on a generous and secluded corner plot is this traditional 1920s semi detached home, benefitting from immaculately presented interiors which has been substantially upgraded three bedrooms and a detached double garage. Having received a new mains gas boiler, new kitchen and bathroom and redecoration throughout, this attractive home comprises briefly porch, reception hall, two reception rooms, modern kitchen with pantry and utility to the ground floor, with three bedrooms (two doubles) to the first floor serviced by a family bathroom and separate WC. Gated access opens into the generous plot, where gardens extend to the front and rear aspects, there is ample parking and a detached double garage with electric entrance door offers an insulated and boarded loft space ideal for use as a home office.

Set a short walk from the centre of Lichfield, the property is ideally placed for local amenities, schools, commuter roads and rail stations. Within the character city centre of Lichfield are a range of shops, cafes and restaurants, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park. The property also lies within a superb catchment area for state schools including Willows Primary School (Ofsted Outstanding), The Friary and King Edwards.

The city is placed for convenient travel along the A515, A38 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London and the International airports of Birmingham, East Midlands and Manchester are all within a comfortable drive.

- Traditional Semi Detached Home
- Walking Distance to City Centre
- Beautifully Refurbished Throughout
- Two Reception Rooms
- Refitted Kitchen with Pantry & Utility
- Porch & Reception Hall
- Three Bedrooms (Two Doubles)
- Refitted Bathroom & Separate WC
- Secluded Corner Plot
- Gated Drive with Ample Parking
- Detached Double Garage
- Insulated Loft, ideal as Home Office
- Private Rear Gardens
- Mains Gas CH & Double Glazed
- Desirable School Catchment
- Well Placed for Commuter Routes & Rail Travel to Birmingham/London

The front door opens into a useful **Porch**, having windows to the front and side, Minton style tiled flooring and traditional double doors into:

Reception Hall

With a window to the front, stairs rising to the first floor, a continuation of the Minton style tiled flooring, this spacious central hallway leads off into:

Dining Room 3.35 x 3.35m (approx. 11'0 x 11'0)

A spacious reception room having bay window to the front aspect

Lounge 4.44 x 3.81m (approx. 12'6 x 14'7)

Another beautifully presented living space having window to the rear and a recessed fireplace housing space for an electric fire

Refitted Kitchen 4.22 x 1.96m (approx. 13'10 max x 6'5)

Having been refitted by the current vendors, the kitchen comprise a range of grey wall and base units with wood effect worktops over, housing inset sink with side drainer, integral appliances including oven, has hob with extractor and fridge, and a window to the rear. The kitchen has herringbone flooring and a door to a useful pantry cupboard beneath the stairs. Opening into:

Rear Hall/Utility

A useful space having provisions for both a washing machine and tumble dryer, window to the side and quarry tiled flooring. A door opens out to the rear gardens





Stairs rise to the **First Floor Landing**, having a window to side, loft access point and doors into:

Master Bedroom 3.35 x 3.35m (approx. 11'0 x 11'0)
A spacious double bedroom having window to the rear with garden views and mirror fronted fitted wardrobes

Bedroom Two 3.81 x 3.4m (approx. 12'6 x 11'2)
Another generous double room having window to the front

Bedroom Three 2.59 x 2.51m (approx. 8'6 x 8'3)
A good sized third bedroom having window to the rear

Refitted Bathroom

Fitted with pedestal wash basin, corner shower and double ended bathtub, with tiled flooring and walls, a traditional heated towel rail and an obscured window to the front. A door from the landing opens into a **Separate WC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Outside

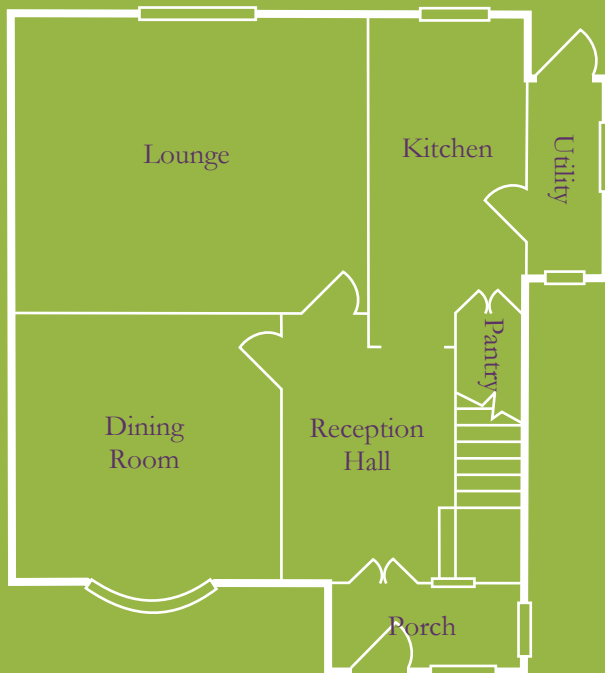
The property sits on a superb corner plot, enjoying plenty of sunlight throughout the day and privacy to all sides. Mature hedged enclose the lawned front garden, double gates open into the driveway where there is parking for a number of vehicles and there is gated access opening into the rear garden

Detached Double Garage 5.38 x 4.88m (approx. 17'8 x 16'0)

With power, lighting and an electric entrance door. Access leads to a boarded and insulated loft which is ideal for use as a home office, games room or studio

Gardens

Set to the rear are further immaculately tended gardens featuring a paved terrace, lawns and mature hedges to the boundaries. There is exterior lighting and a water point, access to the side opens into the **Double Garage**, and the gardens offer potential to extend the property (STPP)



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.