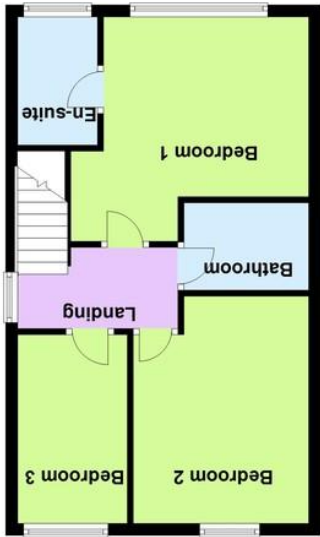
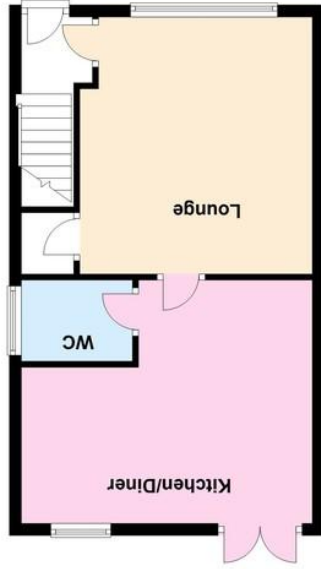


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

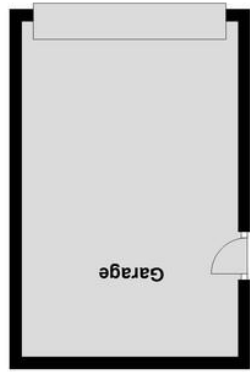
Total area: approx. 1097.2 sq. feet



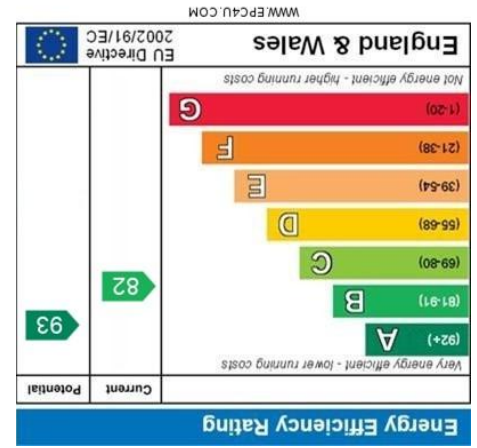
First Floor
Approx. 440.0 sq. feet



Ground Floor
Approx. 657.2 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing
if this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations
state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- BEAUTIFUL DEVELOPMENT
- LARGE DRIVEWAY
- GARAGE
- GARDEN
- THREE GOOD SIZE BEDROOMS
- KITCHEN DINER

5 Thompson Way, Streethay, Lichfield, WS13 8GD

£370,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Located in a peaceful Modern area with strong local community vibes, this charming detached property is now available for sale. The neutrally decorated interior offers a welcoming atmosphere suitable for families and couples alike.

Boasting an open-plan layout, the property features a modern kitchen with high-quality appliances and ample natural light, perfect for culinary enthusiasts. The spacious reception room provides a versatile space for relaxation and entertainment.

The accommodation comprises three bedrooms, including a bright master bedroom with an en-suite bathroom, a second double bedroom also flooded with natural light. The property benefits from a garage and parking spaces, adding convenience for residents.

Situated in a location with excellent public transport links and surrounded by green spaces, walking routes, and cycling paths, this home offers a harmonious blend of urban and natural amenities.

Don't miss the opportunity to make this property your new home and enjoy the comfort, convenience, and community spirit it has to offer.

Approach via path to front door and lawned fore-garden.

SPACIOUS HALLWAY With double glazed window to side, central heating radiator and stairs leading to the first floor.

LOUNGE 12' 10" x 17' 1" (3.91m x 5.21m) Central heating radiator, double glazed window to front and under stairs storage cupboard.

L-SHAPED KITCHEN DINER With a range of wall and base units, work surfaces, sink with mixer tap, double glazed window to rear and double glazed double doors to the garden, wood effect flooring and central heating radiator, integrated fridge/freezer, dishwasher, hob and oven.

GUEST WC With low level wc, double glazed window to side and central heating radiator, wash hand basin, tiled splash backs.

FIRST FLOOR LANDING With double glazed window to side, central heating radiator.

BEDROOM THREE 9' 9" x 6' (2.97m x 1.83m) Double glazed window to rear, wood effect flooring.

BEDROOM TWO 11' 10" x 9' 8" (3.61m x 2.95m) Double glazed window to rear, central heating radiator and wood effect flooring.

BATHROOM With tiled walls, wash hand basin, central heating radiator, panelled bath, wood effect flooring.

BEDROOM ONE 10' 9" x 14' 1" (3.28m x 4.29m) Central heating radiator, double glazed window to front.

EN SUITE Walk-in shower with glazed screen, tiled walls, pedestal wash hand basin, low level wc, central heating radiator.

REAR GARDEN With paved patio, lawned area and side gated access.

GARAGE With up and over door, power and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Lichfield District Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps.
Highest available upload speed 0.7 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps.
Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps.
Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format