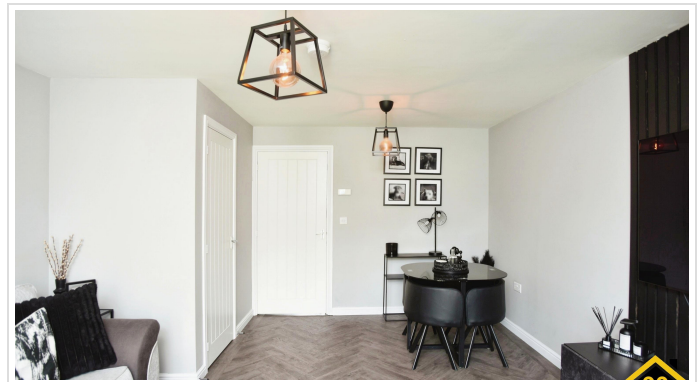
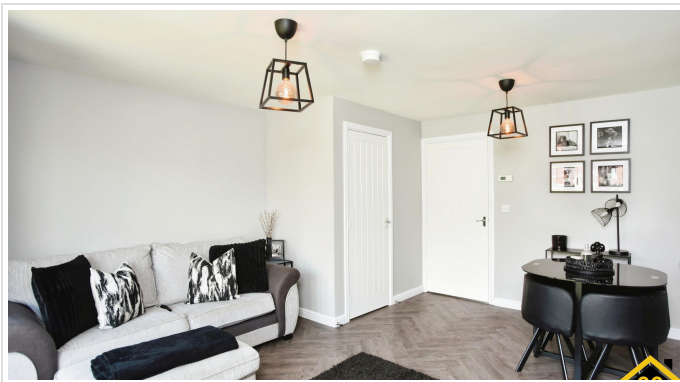


2 Bed End Of Terrace In Wilkinson Drive , Lichfield, WS14 0EB

£118,000





SHORT DESCRIPTION

Property Ref: 13293 Council Tax:C **Property Description** **Address:** Wilkinson Drive, Lichfield, WS14 0EB Welcome to this charming end-of-terrace house located in the sought-after area of Lichfield. This beautifully presented property offers an ideal combination of modern living and traditional charm, making it perfect for first-time buyers, young families, or those looking to downsize. **Key Features:** - **2 Spacious Bedrooms:** Both bedrooms are generously sized, offering ample space for relaxation and comfort. The master bedroom includes an en-suite bathroom, and the front bedroom includes a built-in wardrobe/cupboard providing plenty of storage space. - **2 Modern Bathrooms:** The property features two contemporary bathrooms. The main bathroom is fitted with a stylish three-piece suite, while the second en-suite bathroom offers added convenience with modern fixtures. - **Downstairs toilet:** There is a small downstairs toilet which is useful for visitors and storage. - **Bright Open Plan Living/Dining Room:** The inviting open plan living/dining room is a perfect space for both relaxation and entertainment. Large windows allow for an abundance of natural light, creating a warm and welcoming atmosphere. - **Contemporary Kitchen:** The well-appointed kitchen is designed with functionality and style in mind. It features modern appliances, ample counter space, and plenty of storage, making it a pleasure to cook and dine in. - **Outdoor Space:** The property benefits from a private garden, perfect for outdoor entertaining or simply enjoying a quiet moment. Being an end-of-terrace house, it also enjoys additional privacy and space. - **Parking:** There is allocated parking available, ensuring convenience for residents and visitors alike. Located on Wilkinson Drive, this property is within easy reach of local amenities, schools, and transport links, making it an ideal home for those looking to enjoy the best of Lichfield. Don't miss the opportunity to make this delightful house your new home! **Viewings are highly recommended to fully appreciate the quality and comfort this property has to offer.**

2

Bed Room(s)

2

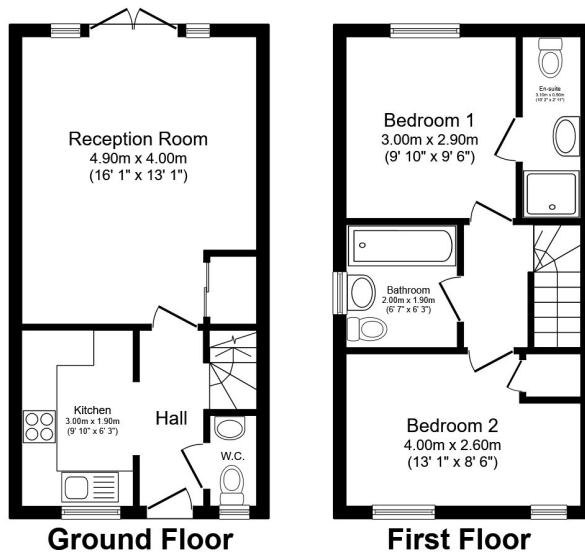
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 64.0 m² (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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