



Asking Price: £320,000

### Three-bedroom Semi-Detached

49 Curlew Close  
Lichfield  
WS14 9UL

### OVERVIEW

For sale by private treaty we are delighted to offer to the market a three-bedroom semi-detached house, thoughtfully decorated throughout and to be sold with no chain.

The ground floor comprises an entrance hall, a spacious open-plan lounge/dining room which extends onto a generous conservatory along with a fitted kitchen and a ground floor WC beyond the kitchen.

To the first floor, you will find three bedrooms arranged around a central landing with a sizeable master bedroom to the front side of the property. The first floor is completed with a three-piece family bathroom along with additional storage and a boiler room located off the landing.

Curlew close is a small residential cul-de-sac located just off Ryknild Street on the eastern side of Litchfield. Litchfield city centre lies approximately two miles away from the property and boasts a wide range of shops and other amenities. The property also benefits from strong road connectivity with the A38 providing access to the wider Midlands motorway network including the M6 Toll, the M6 and the M42. Rail services are available from Lichfield Trent Valley and Lichfield City stations offering regular connections to destinations such as Birmingham.

**For Sale by  
Private Treaty**

### Floor Area

Ground floor 58 m2/ 626 ft2  
First floor 38 m2/ 410 ft2  
Total floor area 96 m2/ 1036 ft2  
(taken from floorplan)

### Council Tax

The property is rated within council tax band C.

### EPC

This property is rated with EPC band C and expires on 12 June 2036 <https://find-energy-certificate.service.gov.uk/energy-certificate/2091-1391-2161-9131-7169>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

### Tenure

Freehold

### Viewings

Please contact John Pye Property  
0115 9706060 [property@johnpye.co.uk](mailto:property@johnpye.co.uk)

### FEATURES

- For sale by private treaty
- Three-bedroom semi-detached house
- Well presented throughout
- Suitable for investors or owner occupiers
- Freehold
- Asking price £320,000
- Enclosed rear garden
- Driveway providing off-road parking
- Strong transport links
- No chain

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