

22 WINCHESTER CLOSE, LICHFIELD, WS13 7SL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**22 Winchester Close, Lichfield,  
Staffordshire, WS13 7SL**

## £300,000 Freehold

Rare opportunity has arisen to purchase this modern link-detached house superbly located on the small and select cul-de-sac of Winchester Close within the Cathedral City of Lichfield. The property provides modern accommodation with the added benefit of a generous size double length garage set to side. The property comprises an entrance hall, lounge, open plan dining kitchen, conservatory and internal door to the tandem garage. To the first floor are three bedrooms and bathroom. As previously mentioned, the property benefits from a tandem garage with access to the rear garden, parking to front and gardens to front and rear. The property is perfectly positioned to take advantage of Lichfield amenities whilst being a short distance away from the Cathedral City centre. Lichfield is further ideal for commuting with two trainlines providing access to Birmingham and London with further superb road networks to include the A38, M6 Toll and M42. Early viewings are highly recommended.



### ON THE GROUND FLOOR

#### ENTRANCE HALL

with double glazed front entrance door, double glazed side window and stairs to first floor. Door opens to

#### LOUNGE

3.35m max x 4.12m (11' 0" max x 13' 6") with a double glazed window to front, radiator, wooden floor, feature wall mounted gas fire. Archway leads off to:

#### OPEN PLAN DINING KITCHEN

4.22m x 2.86m (13' 10" x 9' 5") With a useful under stairs cupboard, double glazed rear window and radiator. The kitchen enjoys a range of base and wall mount cupboards with drawers, round edge worktops above, inset stainless steel sink unit, integrated fan assisted oven, four ring gas hob, extractor hob above, integrated dishwasher and tiled floor. Courtesy door to garage, dining area enjoys sliding doors which opens to:

#### CONSERVATORY

1.85m x 3.57m (6' 1" x 11' 9") With double glazed windows to rear and side, french side doors and tiled floor

### ON THE FIRST FLOOR

#### LANDING

Stairs from the ground floor hall provide access to the first floor landing with double glazed side window, loft access and door to boiler cupboard housing a Worcester boiler with tank below. Doors open to

#### BEDROOM 1

4.28m MAX x 2.44m (14' 1" MAX x 8' 0") With two double glazed windows to front, radiator, recess space for wardrobe and door opens to a over stairs cupboard/wardrobe.



#### BEDROOM 2

2.62m x 2.47m (8' 7" x 8' 1") Double glazed rear window, radiator.

#### BEDROOM 3

1.6m x 2.65m (5' 3" x 8' 8") Double glazed rear window, radiator.

#### BATHROOM

1.55m x 1.69m (5' 1" x 5' 7") With a double glazed side window, chrome heated towel rail, suite comprises a pedestal wash hand basin, low flush w.c., bath with shower over, full ceiling height tiled surround and tiled floor.

#### OUTSIDE

The property is superbly located at the end of this desirable cul-de-sac position with a shared access approach to comprise:

#### PARKING

Tarmac front driveway with block paved borders, access to garage and front entrance door.



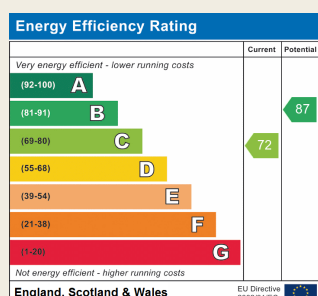
#### TANDEM GARAGE

2.27m x 7.09m (7' 5" x 23' 3") This generous size Electric roller shutter door to front, courtesy door to dining kitchen room, light and power supply, spaces idea for white goods, hot and cold water tap and useful further door provides access to rear garden.

#### REAR GARDEN

Paved patio area ideal for entertaining, courtesy door to tandem garage shaped lawn beyond.

#### COUNCIL TAX BAND - C



#### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

#### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

