



GROUND FLOOR

1ST FLOOR



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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**2 Laurel Close, Lichfield,
Staffordshire, WS13 6TT**

£425,000 Freehold

The setting of this attractive link detached family home could not be more convenient with Lichfield's city centre amenities a short walk away. Tucked away in this private and quiet cul de sac this lovely family home is immaculately presented and has a generous accommodation layout perfect for the family purchaser. The three good bedrooms on the first floor along with the stylish re-fitted shower room are further enhanced by the ground floor additions which include a versatile study which could double as a fourth bedroom, and there is UPVC double glazing throughout together with an upgraded central heating system. This very comfortable family home in this convenient location with the city centre amenities so easily to hand will be very popular, and an early viewing would be strongly recommended.



COVERED PORCHWAY

with obscure UPVC double glazed entrance door and side screen opening to:

RECEPTION HALL

having radiator and useful under stairs storage cupboard.

FAMILY LOUNGE

5.24m x 3.30m (17' 2" x 10' 10") a generously proportioned room having central brick fireplace with quarry tiled hearth and electric fire fitment, stairs leading off, UPVC double glazed window to front and double radiator.

DINING ROOM

3.56m x 2.45m (11' 8" x 8' 0") having UPVC double glazed French door to rear garden flanked by double glazed screen and double radiator.

KITCHEN

2.64m x 2.62m (8' 8" x 8' 7") having ample pre-formed work surface space with base wooden doored storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric double oven, integrated combination microwave oven and four ring gas hob with concealed extractor hood, one and a half bowl sink unit with mixer tap, space for fridge/freezer, tiled flooring, UPVC double glazed window to rear, tiled splashbacks, under-mounted lighting beneath wall cupboards, wall mounted concealed Intergas central heating boiler, fluorescent light strip and glazed door to:

UTILITY ROOM

3.80m x 2.60m (12' 6" x 8' 6") a fabulous addition to the property having further work surface space, base and wall mounted storage cupboards and drawers, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, display shelving, obscure UPVC double glazed door and side screen to covered porchway, further double glazed door to rear garden, fluorescent light strip, radiator and door to:



FITTED GUESTS CLOAKROOM

having close coupled W.C., corner pedestal wash hand basin with tiled splashback, radiator and obscure UPVC double glazed window to rear.

STUDY/BEDROOM FOUR

2.65m x 2.48m (8' 8" x 8' 2") a versatile room this would make an ideal study or convenient ground floor bedroom having UPVC double glazed window to rear and double radiator.

FIRST FLOOR LANDING

having built-in airing cupboard with pre-lagged hot water cylinder, linen shelving and central heating timer, and loft access hatch with pulldown ladder to boarded loft space.

BEDROOM ONE

3.90m x 2.80m (12' 10" x 9' 2") having double doored built-in wardrobe, two further fitted double doored wardrobes with central chest of drawers and shelving, UPVC double glazed window to front and radiator.

BEDROOM TWO

2.78m x 2.63m (9' 1" x 8' 8") having UPVC double glazed window to rear and double radiator.



BEDROOM THREE

2.78m x 2.63m (9' 1" x 8' 8") having UPVC double glazed window to rear, radiator and double doored built-in wardrobe.

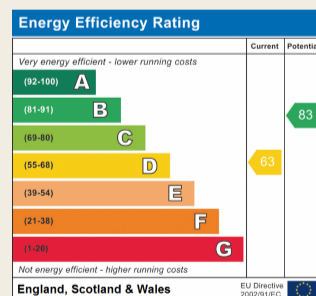
RE-FITTED SHOWER ROOM

having a large walk-in shower cubicle with glazed screen and Mira shower fitment, vanity surface with inset wash hand basin with monobloc mixer tap and W.C. with concealed cistern, useful vanity store cupboards, ceramic wall tiling, extractor fan, low energy downlighters, obscure UPVC double glazed window and chrome heated towel rail/radiator.

OUTSIDE

The property is set back off the road with a deep frontage with tarmac driveway providing parking for several cars and flanked by a lawned foregarden. To the rear is an established private garden with patio seating area and pathway, shaped well tended lawn, fenced perimeters, mature tree, garden summerhouse, external lighting and cold water tap.

COUNCIL TAX BAND D



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.