

Asking Price £300,000

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Estate Agents



**Cairns Close**

Lichfield, WS14 9TP

# Cairns Close, Lichfield, WS14 9TP

Jayman offer for sale this superbly located three bedroom house, less than a ten minute walk from Lichfield City centre. Accommodation includes a spacious fitted kitchen, living room, guest wc, three bedrooms (master with ensuite), family bathroom, rear garden and two parking spaces to fore. \*Freshly decorated and brand new carpets throughout!\*

## Entrance Hall

Hallway with doors leading to Kitchen, Guest WC, Living Room to rear and stairs to first floor.

## Kitchen 8'10" x 11'3" (2.71 x 3.45)

Spacious fitted kitchen with a range of storage cupboards, sink and drainer, electric oven with hob and extractor above. Integral fridge/freezer, dishwasher and washing machine.

With space for small table and chairs and window to the fore.

## Guest WC

With WC and wash hand basin.

## Living Room 12'6" x 15'10" (3.82 x 4.84)

Good sized living room with under stair store cupboard and double doors to rear garden.

## First Floor

Landing with airing cupboard and doors leading to;

## Bedroom 1 8'9" x 10'9" (2.69 x 3.29)

Double bedroom with built in wardrobe, window to rear and door to ensuite shower room.

## En Suite

With wash hand basin, wc and shower cubicle.

## Bedroom 2 8'9" x 9'4" (2.67 x 2.85)

Double bedroom with window to fore.

## Bedroom 3 7'8" x 6'10" (2.34 x 2.1)

Single bedroom with window to rear.

## Bathroom

With suite comprising of bath with shower handle, wash hand basin and WC.

## Garden

Private rear garden with patio and lawn area and side gate providing access to fore.

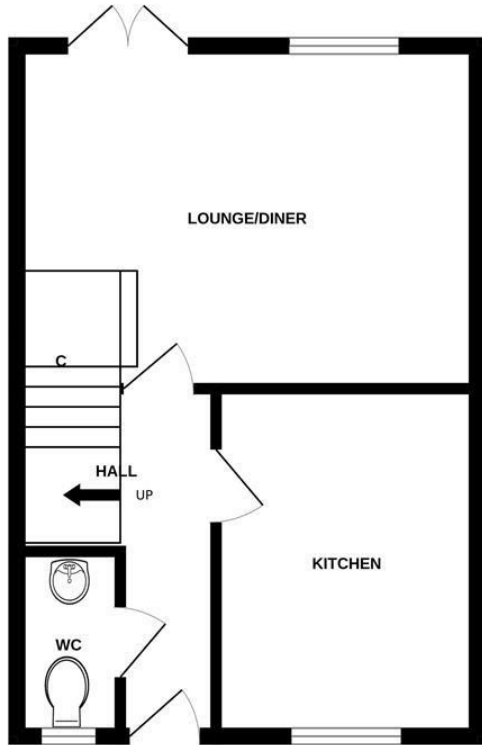
## Parking

Two spaces directly in front of the property on driveway.

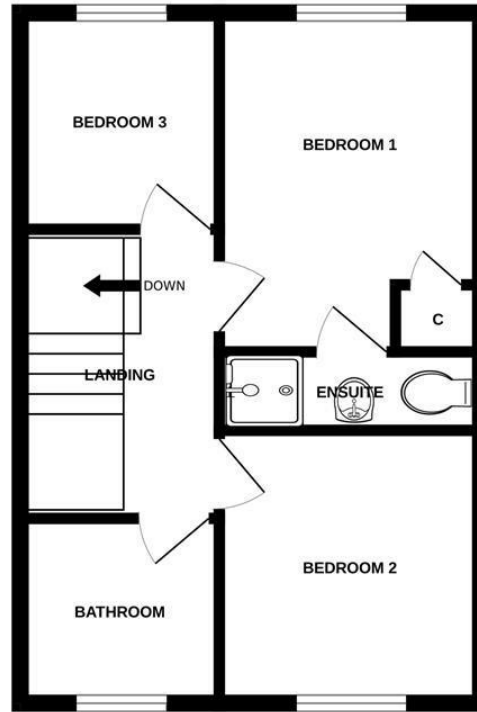


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GROUND FLOOR

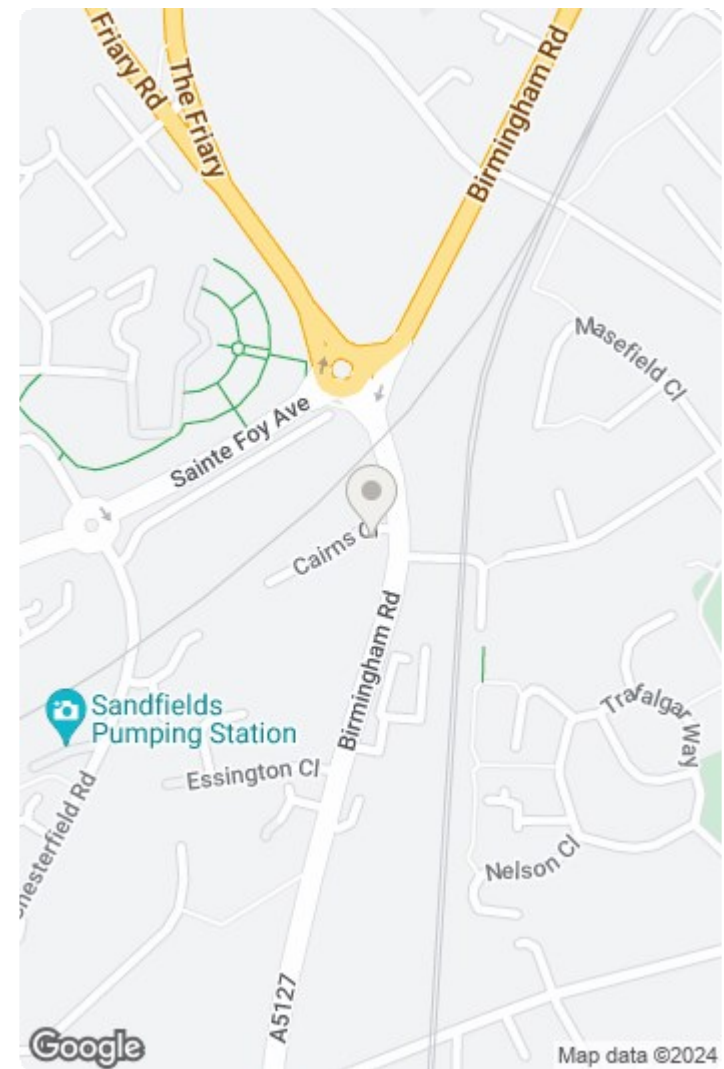


1ST FLOOR



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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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Current	Band	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

Per average efficient - lower running costs  
Per environmentally friendly - lower CO<sub>2</sub> emissions  
Per average efficient - higher running costs  
Per environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales** EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

