



Cairns Close, Lichfield

£265,000

🛏️ 2 🪑 1 🚗 2

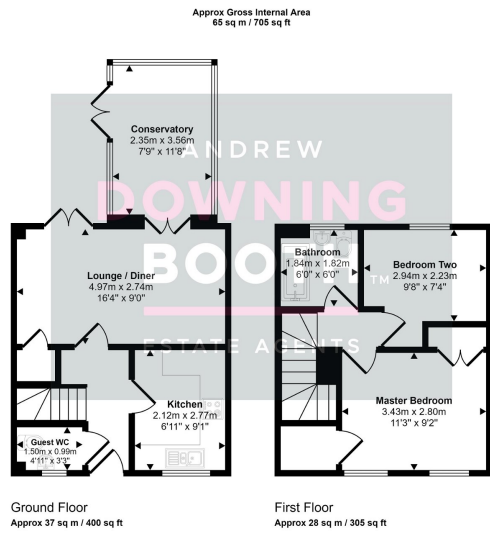


A rare opportunity to acquire an exceptionally presented semi-detached property just a short distance from the centre of Lichfield. This stunning two double bedroom home in Cairns Close comes to the market packed full of attractive features, many of which are often associated with a higher price tag than the one attached here, offering fantastic living space courtesy of the full width lounge/diner and conservatory, to the impressive dimensions of both bedrooms and convenient location. Sitting just half a mile from the city centre, it's safe to say that all of Lichfield's amenities are easily accessible, including Lichfield City train station, Beacon Park and various bars/restaurants. The accommodation is set across two floors, with an entrance hall, lounge/diner, conservatory, kitchen and guest WC all to the ground floor whilst the two double bedrooms and bathroom occupy the first. A low maintenance plot offers parking to the front (with additional residents parking available) with a private gravelled garden to the rear.

Maintenance

We have been advised that there is an annual fee payable for the maintenance of the immediate area of properties, with the most recent total advised to be approximately £200 for 2023. These figures are provided in good faith only and should be verified by any prospective purchaser's solicitor.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Double Bedroom Semi-Detached Property
- Beautifully Presented Throughout
- Desirable Location Close To Lichfield City Centre
- Spacious Lounge/Diner & Stunning Conservatory
- Attractive Bathroom & Kitchen
- Low Maintenance, Private Garden
- EPC Rating: C
- Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		