



Ward Close, Lichfield

£365,000

3 2 2



A rare opportunity to acquire a very modern and well presented semi-detached townhouse, close to the centre of Lichfield. Part of the Persimmon development at St John's Grange, this fabulous three double bedroom property on Ward Close comes to the market with a range of attractive features, from the generous room sizes throughout, to the highly desirable location and spacious driveway with a garage to the rear. Sitting just over a mile from the very centre of Lichfield, there is a wide range of amenities easily accessible, including Lichfield City train station, major supermarkets, Beacon Park and Lichfield Cathedral. The accommodation is set across three floors, with an entrance hall, kitchen/diner, sitting room and guest WC all to the ground floor, whilst the living room and Master bedroom with en-suite occupy the first, whilst the two other double bedrooms and bathroom make up the second. A viewing is absolutely essential to appreciate all that is on offer.

Entrance Hall

A front facing composite door with double glazing inset opens to a through entrance hall, fitted with a radiator, tiled floor and a staircase leading up to the first floor accommodation.

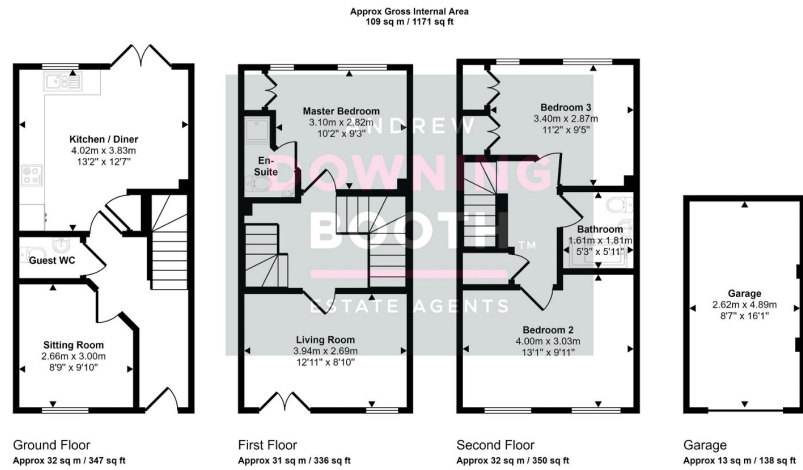
Sitting Room - 2.66m x 3m (8'8" x 9'10")

A flexible part of the home, the sitting room is fitted with a radiator and front facing UPVC double glazed window.

Kitchen/Diner - 4.02m x 3.83m (13'2" x 12'6")

A very attractive and contemporary kitchen/diner is fitted with a range of matching base cabinets and wall units whilst a one-and-a-half bowl stainless steel sink with chrome mixer tap is set into the wood effect work surface with a matching splashback. There is a range of integrated appliances, including a dishwasher, refrigerator/freezer, washing machine and double oven with four point induction hob and extractor hood above. The room is naturally bright courtesy of the rear facing UPVC double glazed window and rear facing UPVC double glazed French doors leading out to the garden, whilst there is also a radiator, the tiled floor continuing through from the entrance hall and good size under stairs storage cupboard, fitted with power





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 200.

- Three Double Bedroom Semi-Detached Townhouse
- Master Bedroom With En-Suite
- Very Popular Location Close To Lichfield City Centre
- Generous Driveway & Garage
- Bright Living Room With Juliet Balcony
- Low Maintenance Plot
- EPC Rating: B
- Council Tax Band: D

