



26, Foxglove Close, Lichfield, WS14 9WZ

Offers in Excess of  
**£290,000**

- Three Bedroom End Of Terraced Home
- Stunning Presentation Throughout
- Large Living Room & Spacious Contemporary Kitchen Diner
- Modern Shower Room
- Attractive Landscaped Garden
- GARAGE & Parking Space



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### DESCRIPTION

Coming to the market presented to a wonderful standard throughout, it's safe to say that this is sure to be popular! With a GARAGE sitting in a separate block and a landscaped garden to the rear, it isn't just the accommodation that's impressively appointed either! Sitting in a cul-de-sac position and comprising an entrance hall, living room and stunning kitchen diner with doors opening to the garden. To the first floor is a contemporary shower room and three bedrooms whilst outside is a very attractive rear garden with gate providing access, along with a parking space sitting in front of the garage. The property is a must view to appreciate it's stunning accommodation so don't miss out and book in your visit today!

### ACCOMMODATION

#### ENTRANCE HALL

A front facing exterior door with double glazed panel inset opens to an entrance hall with a laminate wood effect flooring and a staircase leading up to the first floor accommodation. There is also a radiator and a door opening through to the living room.

#### LIVING ROOM 15' 1" x 14' 11" (4.61m x 4.54m)

A stunning and spacious living room is fitted with a front facing UPVC double glazed window, radiator and false chimney breast with a recess housing space for an electric fire with timber beam above.

#### KITCHEN / DINER 14' 11" x 10' 2" (4.54m x 3.11m)

A wonderful and contemporary re-fitted kitchen comprises a range of matching base cabinets and wall units whilst a one-and-a-half bowl sink with brushed stainless steel mixer tap is set into a granite effect work surface with tiled splashback. The kitchen benefits from an integrated cooker and having a four ring gas hob set into the work surface with stainless steel extractor hood above whilst there is a built in dishwasher and a freestanding tall refrigerator/freezer. There is space for an integrated washing machine whilst the kitchen is fitted

with a wood effect flooring and a wall mounted anthracite heated towel rail. There is also a rear facing UPVC double glazed window and rear facing UPVC double glazed doors opening out to the garden.

### LANDING

A staircase leads up to a bright first floor landing with a side facing UPVC double glazed window. The landing also houses the loft access hatch and a useful built in over-stairs storage cupboard.

### MASTER BEDROOM 12' 5" x 8' 3" (3.79m x 2.51m)

A good sized Master Bedroom is fitted with a radiator, built in double wardrobe and rear facing UPVC double glazed window.

### BEDROOM TWO 8' 7" x 11' 0" (2.61m x 3.36m)

A second double bedroom is fitted with a radiator, front facing UPVC double glazed window and built in wardrobe.

### BEDROOM THREE 9' 1" x 6' 6" (2.77m x 1.98m)

Bedroom Three is fitted with a radiator and rear facing UPVC double glazed window.

### SHOWER ROOM

Another superbly re-fitted room, the shower room is fitted with a white suite which includes a low level flush WC, vanity unit with wash-hand basin with chrome mixer tap and a shower enclosure. There is a tile effect flooring, wall mounted chrome heated towel rail, extractor fan and front facing UPVC double glazed window.

### GARAGE

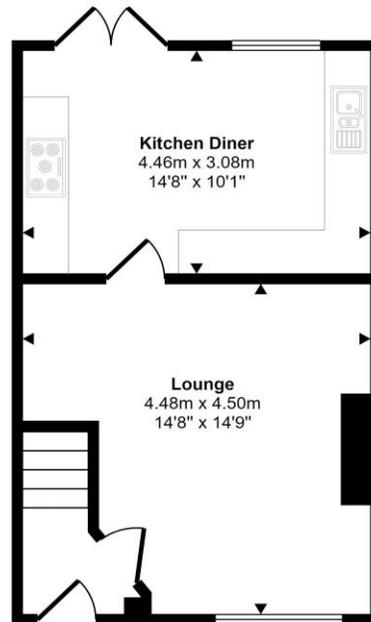
A front facing up-and-over garage door opens to a single garage.

### EXTERIOR

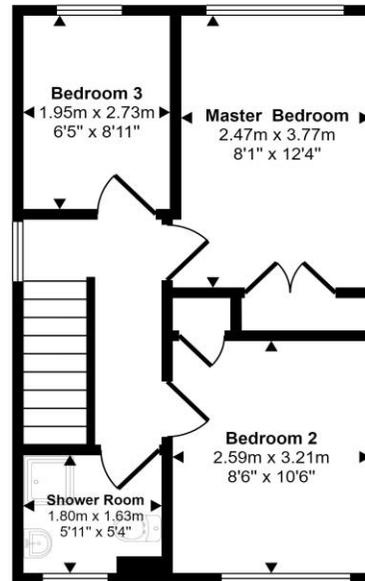
The property sits on an attractive plot with a paved pathway leading up to the front door. There is a shared access side passage where a gate opens to provide access to the private and landscaped rear garden, incorporating a flagstone paved patio with a lawn lying beyond. There is also a shrub bed housing a mature ornamental tree. The property also benefits from having a tarmacadam parking space sitting to the front of the garage.



Approx Gross Internal Area  
70 sq m / 756 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 35 sq m / 380 sq ft

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.

**Tenure:** Freehold **Local Authority & Council Tax Band:** Lichfield District Council / C **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		