



# Darwin Close, Lichfield

**\*\* Detached Family Home \*\* Corner Plot \*\***

A family detached home positioned on a corner plot, with potential to extend the home (subject to planning) and having the benefit of uPVC double glazing and gas central heating throughout. The tastefully presented interior opens with a welcoming reception hallway, guest cloakroom, and a dual aspect open plan spacious lounge diner with patio door onto the enclosed rear garden. The fitted kitchen offers a wide selection of fitted units and built-in appliances, with side access door to the car port along the side elevation of the home.

The first floor provides four generous bedrooms alongside a well appointed family bathroom. Outside the home has a front garden and driveway, an open car port along the side of the home with access door to the rear garden, with stone patio and elevated lawn. The home is within the Friary School area of Lichfield, and a short walk to Lichfield City centre and Local amenities.

Viewings by appointment only.



## The Accommodation

### Reception Hallway

Having entrance door with glazed panels and obscure windows to the front, tiled flooring, radiator, telephone point, stairs to the first floor and doors leading off to;

### Guest Cloakroom

Fitted with a white low level flush WC and wash hand basin, and obscure double glazed window to the side,

### Dining Room

3.28m x 2.57m (10'9 x 8'5)

With double glazed window to the front aspect and open plan to the lounge area.

### Lounge Area

6.10m max x 4.32m max l-shape (20'0 max x 14'2 max l-shape)

With window to the rear aspect, patio doors to the rear garden, contemporary electric fireplace, radiators, TV point, under stir storage cupboard, and door leading to the fitted kitchen.

### Fitted Kitchen

3.99m x 2.69m (13'1 x 8'10)

A modern fitted kitchen with a wide selection of wall and base units having wood block surfaces above, double Belfast style ceramic sink, electric oven with gas hob with cooker-hood above, plumbing for washing machine, integrated dishwasher & fridge/freezer, wall mounted Worcester gas central heating boiler, double glazed window to the side and door with glazed panel to the side open car port.

### First Floor Landing

With airing cupboard, loft access hatch and doors off to bedrooms and bathroom.

### Master Bedroom

3.53m x 2.97m (11'7 x 9'9)

With a double glazed window to the rear overlooking the garden, radiator and TV point.

### Bedroom Two

3.84m max x 2.69m (12'7 max x 8'10)

With double glazed window to the front, radiator and TV point.

### Bedroom Three

3.68m max x 2.57m (12'1 max x 8'5)

With double glazed window to the rear and radiator.

### Bedroom Four

2.64m x 2.29m (8'8 x 7'6)

With double glazed window to the rear and radiator.

### Bathroom

Fitted with a modern bathroom suite comprising; low level flush WC, wash hand basin, bath with shower over, heated towel rail, extractor fan and obscure double glazed window to the side aspect.

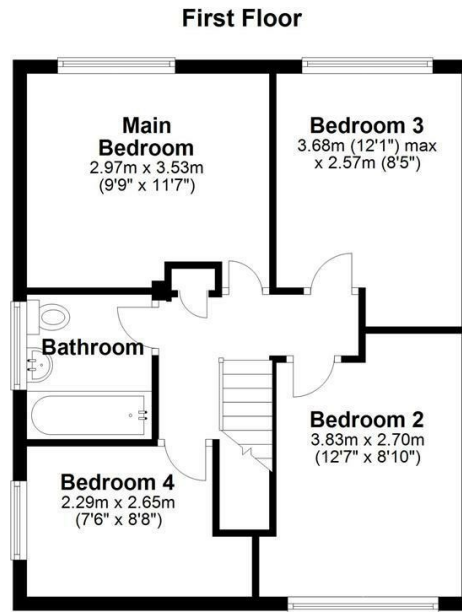
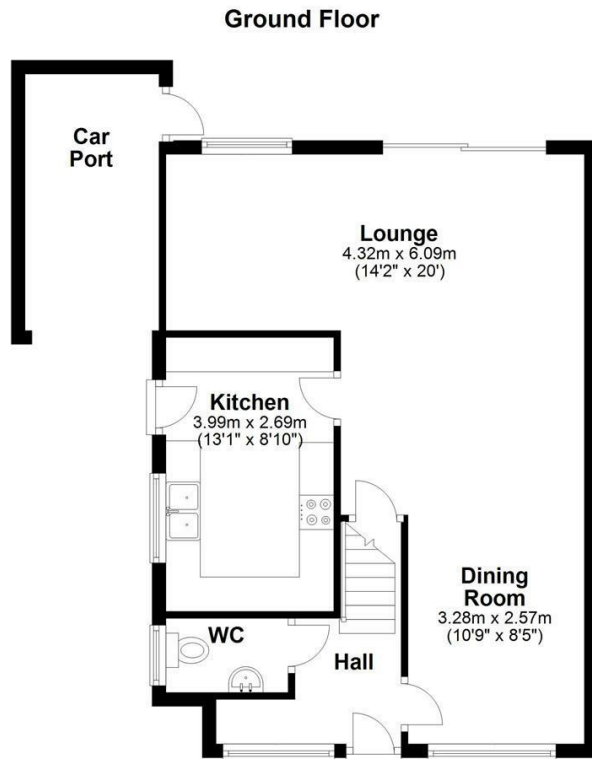
### Outside

Occupying a corner plot the home benefits from a garden lawn, tarmac driveway leading to a up and over style garage door into an open car port. The car port has power and lighting with external plumbing, access door to the kitchen & courtesy door to the rear garden.

The rear garden is fully enclosed and offers a stone patio area with steps leading to mature lawn garden.







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Plan produced using PlanUp.



Council Tax Band C  
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

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