



Trenance Close,  
Lichfield, WS14 9SJ

Offers in the Region Of £599,000



# Lichfield

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This detached family home is like no other... Situated on Trenance Close in the extremely sought after Boley Park area of Lichfield, an impressively extended property offered for sale boasting a variety of unique features.

Approached via a large, paved driveway providing ample parking space for a growing family, the internal accommodation of this property does not disappoint.

Through the main hallway with store cupboard and downstairs guest W.C is a cosy lounge to the fore with bay window and sliding doors into the open kitchen/diner. This fantastic social room provides an ideal space for entertainment, and features further sliding doors out to a conservatory, as well as a separate utility.

The ground floor also benefits from a deceptively spacious annex which is accessed externally, with a bright open plan kitchen/living area with versatile use, a large double bedroom, and an en-suite Jack & Jill shower room.

Upstairs in the main property off the landing are five great size bedrooms, a main family bathroom, and separate shower room. The master bedroom boasts two sets of fitted wardrobes and a private en-suite bathroom, and bedroom four also features fitted wardrobes.

Outside to the rear is a charming well-presented garden, with a social patio area and steps up to a well-maintained lawn, with fenced enclosure surrounding.







## Property Specification

DETACHED FAMILY HOME WITH SPACIOUS ANNEX  
SIX BEDROOMS INCLUDING ANNEX  
FOUR BATH/SHOWER ROOMS  
OPEN PLAN KITCHEN/DINER  
THREE RECEPTION ROOMS

Hallway 10' 1" x 7' 0" (3.07m x 2.13m)

Inner Hall 13' 0" x 3' 7" (3.97m x 1.09m)

Lounge 13' 7" x 13' 1" (4.13m x 3.99m)

Kitchen/Diner 25' 8" x 10' 4" (7.83m x 3.14m)

Conservatory 10' 7" x 9' 7" (3.23m x 2.92m)

Utility 8' 0" x 6' 6" (2.43m x 1.97m)

Downstairs W.C. 5' 11" x 4' 10" (1.80m x 1.48m)

Annex Bedroom 15' 9" x 10' 2" (4.80m x 3.11m)

Annex Open Plan Kitchen/Living Area 21' 4" x 12' 7" (6.50m x 3.83m)

Annex Shower Room/En-suite 7' 5" x 4' 7" (2.26m x 1.40m)

Bedroom One 17' 5" x 9' 9" (5.30m max, 4.39 min x 2.96m)

En-suite 8' 0" x 5' 10" (2.45m x 1.79m)

Bedroom Two 15' 10" x 10' 0" (4.83m x 3.04m)

Bedroom Three 15' 10" x 11' 8" (4.83m x 3.56m)

Bedroom Four 11' 10" x 9' 3" (3.61m x 2.83m)

Bedroom Five 8' 10" x 8' 0" (2.68m x 2.43m)

### Agent's Note:

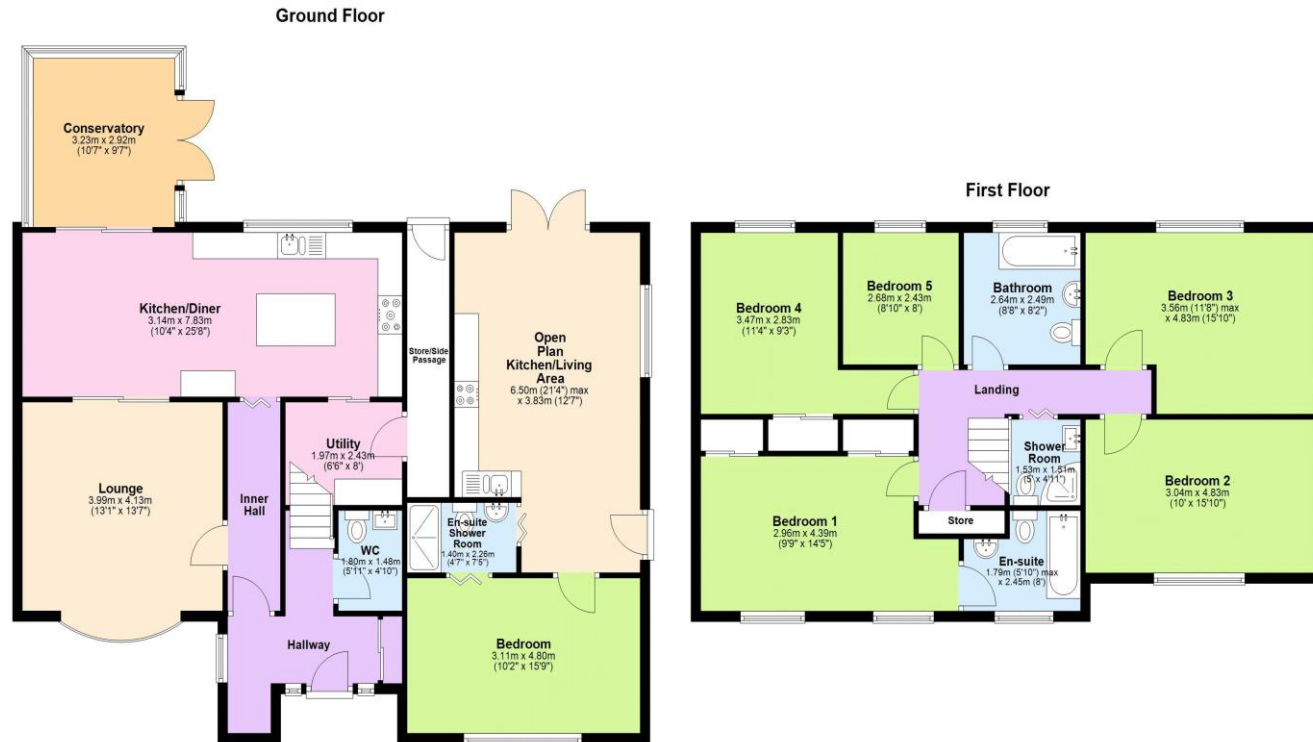
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Came on the market: 8th November 2023

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: E  
Tenure: Freehold  
Loft insulated & boarded

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



# Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Map Location

