



Fenn Croft,
Lichfield, WS13 6WH

£490,000

Lichfield

£490,000



Welcome to Fenn Croft. This fantastically positioned four-bedroom detached family home is situated on the sought after new estate off Limburg Avenue, in central Lichfield. Ideal for families or downsizers, this home is within close reach of popular local amenities, highly rated local schooling, and transport links in the city.

Approached via the attractive curb appeal set back from the road, this home offers a generously sized driveway and an external single garage, providing ample parking space for a growing family. Internally the accommodation comprises of a welcoming entrance hallway with store cupboards and ground floor W.C, leading into a spacious living room with a charming bay window and French doors out to the garden. The ground floor also features a modern kitchen/breakfast room with fitted appliances, a social central island and French doors outside, plus a separate versatile dining room.

Upstairs off the landing are four brilliant size bedrooms and a main family bathroom. Both bedrooms one and two feature stylish fitted wardrobes, and the main bedroom further benefits from a private en-suite shower room.

Outside is a great open rear garden with attractive paving and low maintenance artificial lawn, with a secure gated side access leading to the drive and garage.





Property Specification

Four Bedroom Detached Family Home
Highly Sought After New Estate in Central Lichfield
Spacious Living Room
Social Kitchen/Breakfast Room
Separate Dining Room

Hallway 11' 9" x 7' 6" (3.57m x 2.29m)

Lounge 21' 5" x 11' 3" (6.52m x 3.43m)

Kitchen/Breakfast Room 16' 2" x 11' 8" (4.94m x 3.55m)

Dining Room 15' 0" x 9' 1" (4.56m x 2.77m)

Downstairs W.C. 5' 8" x 5' 8" (1.73m x 1.73m)

External Garage 17' 5" x 9' 9" (5.30m x 2.98m)

Bedroom One 13' 7" x 11' 2" (4.15m x 3.41m)

En-Suite 7' 5" x 4' 6" (2.27m x 1.38m)

Bedroom Two 12' 2" x 11' 5" (3.70m x 3.47m)

Bedroom Three 15' 9" x 12' 1" (4.80m x 3.69m)

Bedroom Four 9' 0" x 8' 1" (2.74m x 2.47m)

Bathroom 8' 6" x 7' 5" (2.60m x 2.26m)

Agent's Note:

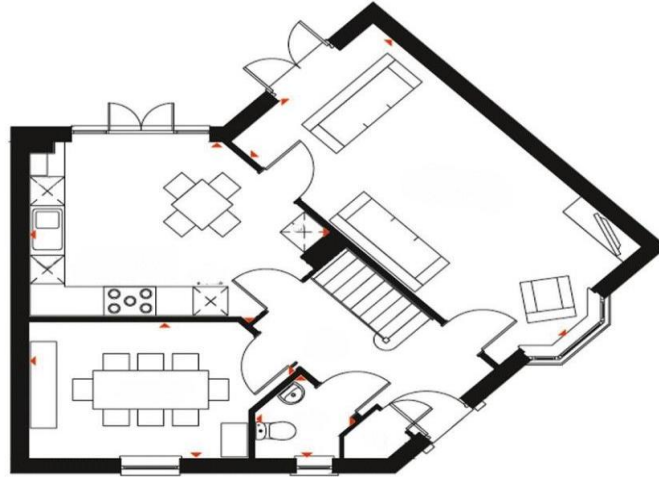
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Came on the market: 19th February 2025

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: E
Tenure: Freehold
Service Charge: £169 PA
Loft insulated & half 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 | | 94 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

