



Wordsworth Close,  
Lichfield, WS14 9BY

Offers in the Region Of £425,000



# Lichfield

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Welcome to Wordsworth Close, a wonderful quiet road situated in the desirable Lichfield area, within convenient distance of highly rated local schools, transport links, and local amenities.

This ideal family home boasts a variety of impressive features throughout.

Approached via a large, paved driveway with attractive front lawn, the internal accommodation briefly comprises of an entrance porch leading into the vast lounge/family room. This unique space provides ample living space for a growing family, with versatile use. There are two store cupboards, and access to a separate study/snug room, ideal for those working from home. Through double doors to the rear is the wonderful kitchen/diner space, with modern fitted appliances, ample dining/entertainment space, and sliding doors out to the rear garden. This fantastic room further benefits from access to a separate utility with downstairs W.C, and integral garage/storeroom.

Upstairs off the landing are three great size bedrooms, all with fitted wardrobes, and a modern family bathroom. Outside is a private charming garden with social patio area, neatly maintained lawn, and private fenced enclosure.

THREE BEDROOM FAMILY HOME

WONDERFULLY IMPROVED THROUGHOUT

SPACIOUS FAMILY ROOM/LOUNGE

MODERN FITTED KITCHEN/DINER TO REAR

SEPARATE UTILITY & DOWNSTAIRS W.C.

SEPARATE STUDY ROOM

THREE LARGE BEDROOMS

MODERN FITTED BATHROOM

PRIVATE REAR GARDEN







## Property Specification

THREE BEDROOM FAMILY HOME  
WONDERFULLY IMPROVED THROUGHOUT  
SPACIOUS FAMILY ROOM/LOUNGE  
MODERN FITTED KITCHEN/DINER TO REAR  
SEPARATE UTILITY & DOWNSTAIRS W.C.

Entrance Porch 5' 8" x 4' 8" (1.73m x 1.41m)

Lounge/Family Room 23' 8" x 19' 5" (7.21m max,  
3.64 min x 5.92m max, 2.70 min)

Study 10' 11" x 6' 10" (3.33m x 2.08m)

Kitchen/Diner 19' 5" x 12' 6" (5.91m x 3.81m)

Utility 5' 9" x 3' 10" (1.74m x 1.18m)

Downstairs W.C. 4' 3" x 2' 6" (1.29m x 0.76m)

Store 11' 0" x 8' 10" (3.36m x 2.70m)

Bedroom One 12' 1" x 10' 6" (3.68m x 3.20m)

Bedroom Two 10' 11" x 8' 11" (3.32m x 2.73m)

Bedroom Three 10' 7" x 7' 0" (3.22m x 2.13m)

Bathroom 7' 10" x 6' 11" (2.40m x 2.10m)



### Agent's Note:

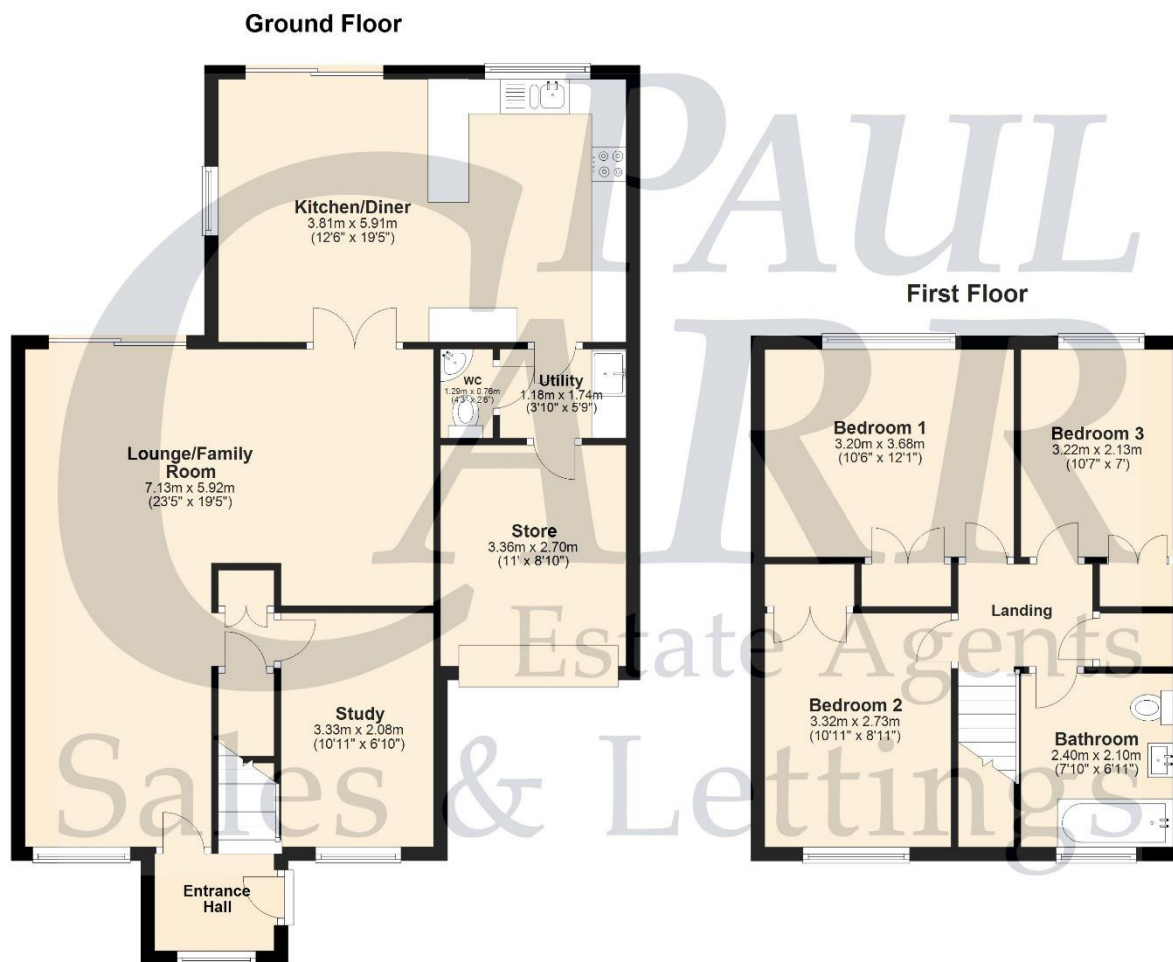
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: April 25

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: E  
Tenure: Freehold  
Loft insulated, part 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

