



Norwich Close,
Lichfield, WS13 7SJ

£375,000

Lichfield

£375,000

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This modern detached family home is situated on Norwich Close off Eastern Avenue in Lichfield, a wonderful quiet cul de sac location within close distance of popular amenities, schooling, and transport links across the city.

Approached via attractive curb appeal with a paved driveway, charming front garden, and garage, the internal accommodation comprises of a welcoming entrance hall with guest W.C and storage cupboard, leading into a bright living room to the fore. To the rear is fantastic social kitchen/diner with ample entertainment space for friends and family, with two sets of French doors out to the rear garden.

Upstairs off the landing are three well proportioned bedrooms, the main with fitted wardrobes and a private en-suite shower room, plus a main family bathroom suite.

Outside is a low maintenance rear garden with patio area and lawn, with fenced enclosure surrounding plus external access to the large garage.





Property Specification

Modern Detached Three Bedroom Home
Quiet Cul De Sac Location
Bright Living Room
Social Kitchen/Diner
Ground Floor W.C.

Hallway 16' 2" x 3' 10" (4.94m x 1.17m)

Lounge 13' 7" x 10' 11" (4.14m x 3.34m)

Kitchen/Diner 17' 8" x 10' 7" (5.39m x 3.23m)

Downstairs W.C. 6' 2" x 2' 9" (1.87m x 0.85m)

Garage 17' 9" x 9' 0" (5.40m x 2.74m)

Bedroom One 10' 9" x 10' 8" (3.28m x 3.25m)

En-Suite 6' 9" x 5' 4" (2.05m x 1.62m)

Bedroom Two 10' 5" x 9' 1" (3.17m x 2.77m)

Bedroom Three 10' 9" x 6' 8" (3.28m x 2.03m)

Bathroom 6' 10" x 6' 0" (2.08m x 1.83m)

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: 9th May 2025

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: D
Tenure: Freehold
Other Charges: Loft insulated and boarded

Floor Plan

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

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

