



Burt Close,
Lichfield, WS13 6UX

Offers in the Region Of £440,000

Lichfield

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BEAUTIFUL DETACHED FAMILY HOME

Located in the heart of Lichfield on Burt Close off Limburg Avenue, this beautifully presented detached family home boasts a variety of impressive features, fit for any families or downsizers searching in the area.

This wonderfully positioned home features a driveway and external garage, with side access into the beautiful rear garden.

Internally this home consists of a welcoming entrance hallway with downstairs guest W.C and store cupboard, flowing into a spacious living room to the left, and an open plan kitchen/diner to the right. The living room features ample leisure space for a family with French doors to the rear garden, and the open plan entertainment space features a modern fitted kitchen with built in appliances and another set of French doors outside.

Upstairs is a deceptively spacious and bright landing, with access to three brilliant size bedrooms and a family bathroom. The master bedroom features fitted wardrobes and a private en-suite shower room.

Outside is a truly peaceful garden, with a social patio area and neatly kept lawn with private fenced enclosure, and access into the external garage.





Property Specification

THREE BEDROOM DETACHED FAMILY HOME
WONDERFUL LOCATION CLOSE TO CENTRE OF LICHFIELD
OPEN PLAN KITCHEN/DINER
SPACIOUS LOUNGE
EXTERNAL GARAGE AND DRIVEWAY

Hallway

Lounge 18' 8" x 9' 11" (5.70m x 3.01m)

Kitchen/Diner 17' 7" x 10' 9" (5.35m x 3.27m)

Downstairs W.C. 4' 7" x 3' 5" (1.40m x 1.03m)

External Garage 17' 4" x 9' 9" (5.28m x 2.96m)

Bedroom One 11' 4" x 10' 2" (3.46m x 3.09m)

En-Suite 7' 0" x 5' 5" (2.13m x 1.64m)

Bedroom Two 11' 7" x 6' 11" (3.54m x 2.12m)

Bedroom Three 10' 3" x 9' 4" (3.13m x 2.85m)

Bathroom 8' 6" x 5' 11" (2.58m x 1.81m)

Agent's Note:

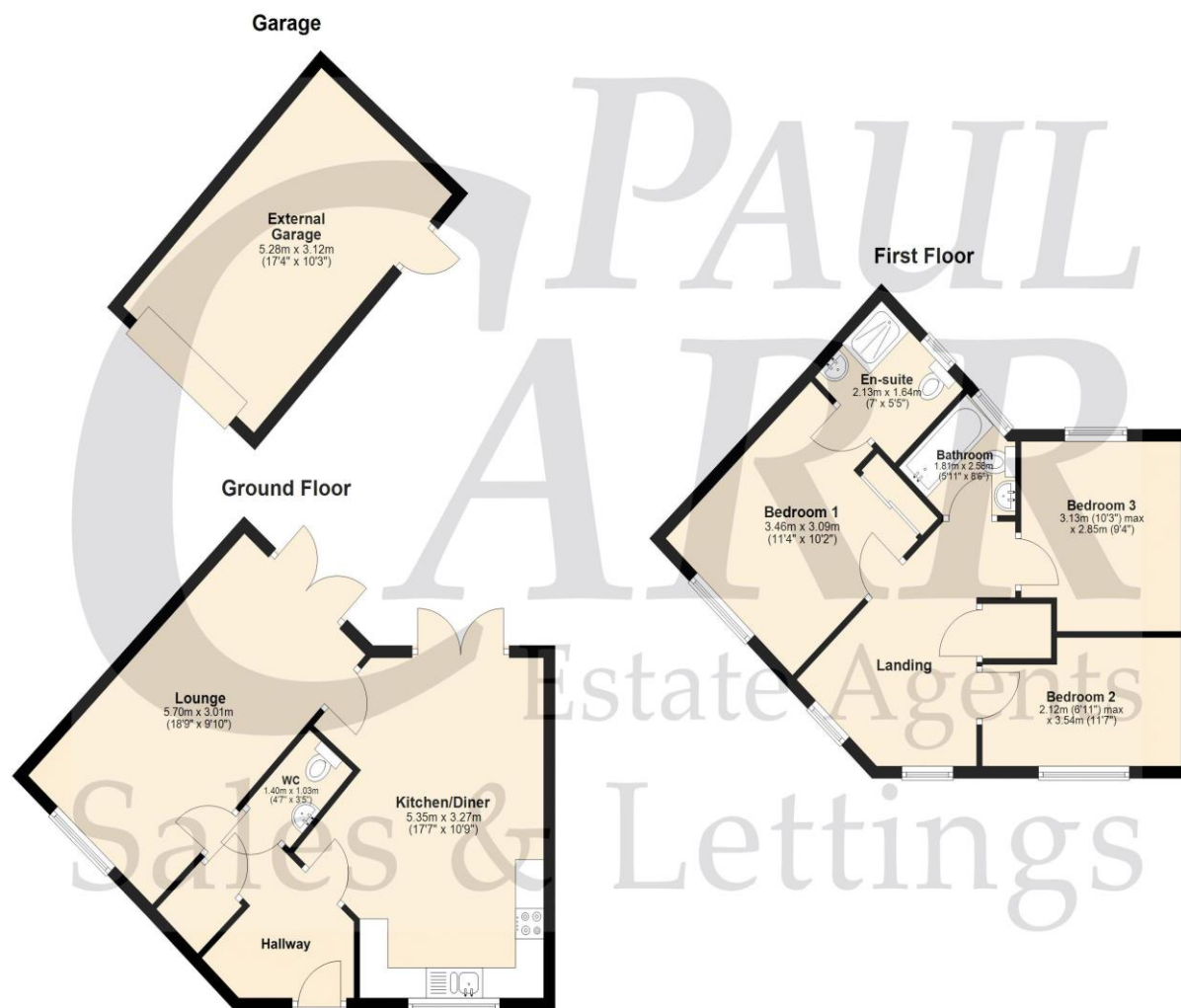
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Came on the market: 10th September 2024

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: D
Tenure: Freehold
Service Charge: £160
Loft insulated, not 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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

