



Connells

Irving Close
Lichfield



Property Description

Welcome to Irving Close. Where we have for sale a beautifully extended four bedroom detached family home in a popular, residential cul de sac of Lichfield. This home also offers a wealth of living accommodation internally.

Being perfectly situated to enjoy all of the conveniences Lichfield has to offer. With a short walk taking you straight into the centre of Lichfield and alternatively being located a stones throw away from The Friary Secondary School.

This stunning family home is accessed via the entrance porch which flows through to the spacious living room with a bay window to the front bringing in plenty of daylight. To the rear, the current sellers have done an amazing job in renovating the kitchen / diner into an open plan living space, with bi fold doors to the rear garden and a separate utility room for the noisy white goods. As well as this, Irving Close offers a downstairs w / c. To the first floor, we can offer four generous sized bedrooms with an en suite to the master and a separate family bathroom.

Externally, Irving Close benefits from a brilliant sized driveway to the front. with access to the garage store via electric roller doors. To the rear, this garden is privately enclosed to the perimeter and a well maintained lawn space. As well this, this garden has a decked space, perfect for entertaining.

Entrance Porch

Living Room

16' x 15' 4" (4.88m x 4.67m)

Open Plan Kitchen / Diner

24' 4" x 13' 4" (7.42m x 4.06m)

Utility Room

7' 7" x 6' 11" (2.31m x 2.11m)

Downstairs W / C

First Floor Landing

Bedroom One

10' 6" x 10' 4" (3.20m x 3.15m)

En Suite

Bedroom Two

10' 4" x 7' 5" (3.15m x 2.26m)

Bedroom Three

10' 10" x 9' (3.30m x 2.74m)

Bedroom Four

9' 2" x 7' 4" (2.79m x 2.24m)

Family Bathroom

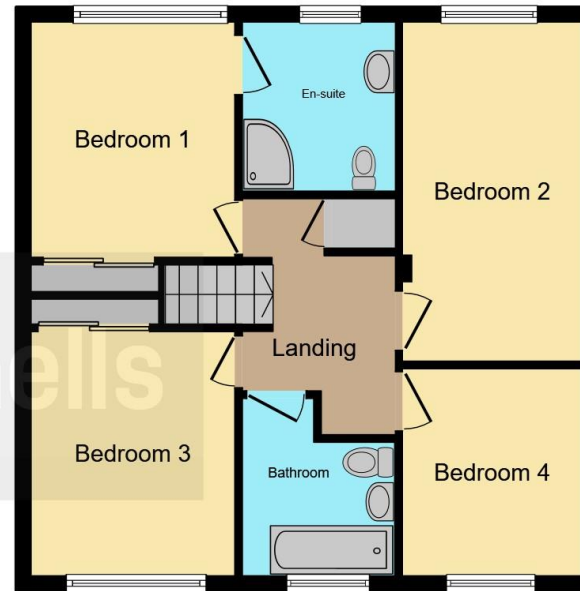








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: E

view this property online connells.co.uk/Property/LFD310546

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD310546 - 0002