



3 Carmichael Close,
Lichfield WS14 9YW

Downes & Daughters
ESTATE AGENCY

3 Carmichael Close, Lichfield WS14 9YW Offers over £525,000

An extended four bedroom family home occupying an enviable corner plot within this popular residential road. Carmichael Close joins Roman Way at the heart of Boley Park, with an open outlook over public green space and within easy reach of the city centre and less than 0.5 miles from Lichfield City Station. The property has been extended to offer flexible ground floor accommodation which comprises: Entrance hallway, guest cloakroom, double aspect living room, extended dining room, kitchen, study and utility. The first floor is equally impressive with a principal bedroom with en suite shower room and the three further bedrooms served by a family bathroom. Externally the attractive plot benefits from neat fore and side gardens, 'side by side' private driveway parking, a double garage and a wonderfully private lawned rear garden with extra side storage area.

Viewing is essential to appreciate the flexible layout of this family home and its enviable central location.

GROUND FLOOR

Entrance Hallway With Storage Cupboard • Guest Cloakroom • Double Aspect Living Room • Dining Room Extension • Kitchen • Utility Room • Study

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family bathroom

OUTSIDE

Private Tarmac Driveway With Side By Side Parking For Three Cars • Double Garage • Neat Front & Side Garden • Enclosed Rear Garden With Great Levels Of Privacy • Lawn With Established Borders & Patio Seating Areas • Large Side Storage Area With Shed & Gated Access

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band F • Upvc Double Glazing • Gas Central Heating • All Mains Services







5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
 www.downesanddaughters.co.uk



Total area: approx. 166.1 sq. metres (1787.8 sq. feet)



| Environmental Impact (CO ₂) Rating | |
|--|----|
| Current | 71 |
| Target | 82 |

| Energy Efficiency Rating | |
|--------------------------|---|
| Current | G |
| Target | F |

| Energy & Wales 2020/2025 | |
|--------------------------|---|
| Current | G |
| Target | F |