



1 Sandfield Close,  
Lichfield WS13 6BF

Downes & Daughters  
ESTATE AGENCY



## 1 Sandfield Close, Lichfield WS13 6BF £375,000

A delightful, three bedroom, semi detached home with parking and garage in a secluded position on this desirable residential development. This popular house style offers neatly presented and flexible accommodation over two floors, boasting the preferred open plan layout and a larger overall square footage extending to 1.063 sq.ft. The accommodation comprises: A welcoming entrance hallway with guest cloakroom, cosy living room with access to the rear garden, an impressive double aspect, open plan kitchen, living and dining room with walk in bay window to the front, large storage cupboard and access to the rear garden. The larger size of the first floor due to the angled nature of the party wall, gives rise to three good size bedrooms, two with built in wardrobes, an en suite shower room and family bathroom.

Externally there is the rare benefit of a front garden and an open green outlook with hedge boundary giving good levels of privacy, an impressive low maintenance rear garden, driveway parking and a garage.

Viewing is essential to appreciate the attractive nature of this property and its desirable location within the development.

### GROUND FLOOR

Entrance Hallway • Living Room With Access To Rear Garden • Open Plan Kitchen, Dining & Living Space With Large Storage Cupboard • Guest Cloakroom

### FIRST FLOOR

Elegant Gallery Landing With Airing Cupboard • Principal Bedroom With Built In Wardrobe • En Suite Shower Room • Bedroom Two (built in wardrobe) • Bedroom Three • Family Bathroom

### OUTSIDE

Neat Fore Garden With Open Green Outlook & Hedge Screening • Private Driveway To Rear Of The House • Single Garage • Landscaped Low Maintenance Rear Garden • Large Patio Area • Gated Side Access

### FURTHER INFORMATION

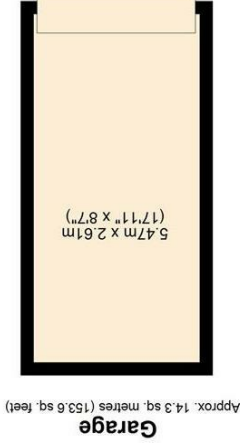
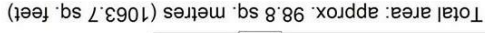
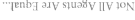
Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating C • Upvc Double Glazing • All Mains Services • Broadband Provider - BT











Environmental Impact (CO <sub>2</sub> ) Rating	
<p>EU Directive 2002/91/EC</p> <p>Two energy efficient - lower running costs</p> <p>Energy &amp; Wales</p> <p>Not energy efficient - higher running costs</p>	<p>EU Directive 2002/91/EC</p> <p>Two energy efficient - lower CO<sub>2</sub> emissions</p> <p>Energy &amp; Wales</p> <p>Not energy efficient - higher CO<sub>2</sub> emissions</p>
<p>76</p> <p>88</p>	<p>76</p> <p>88</p>
<p>Climate</p> <p>Financial</p>	<p>Climate</p> <p>Financial</p>