

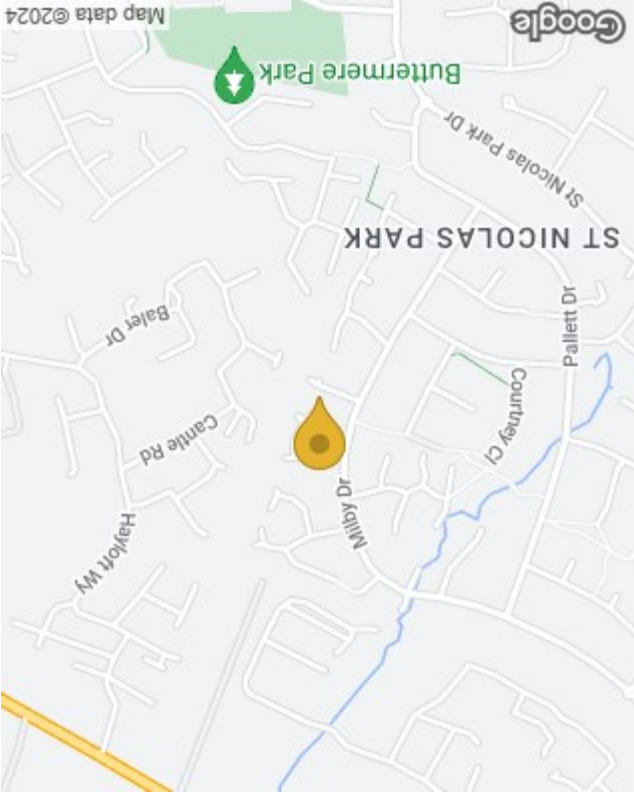
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863  
 if you wish to arrange a viewing appointment for this property or require further information.

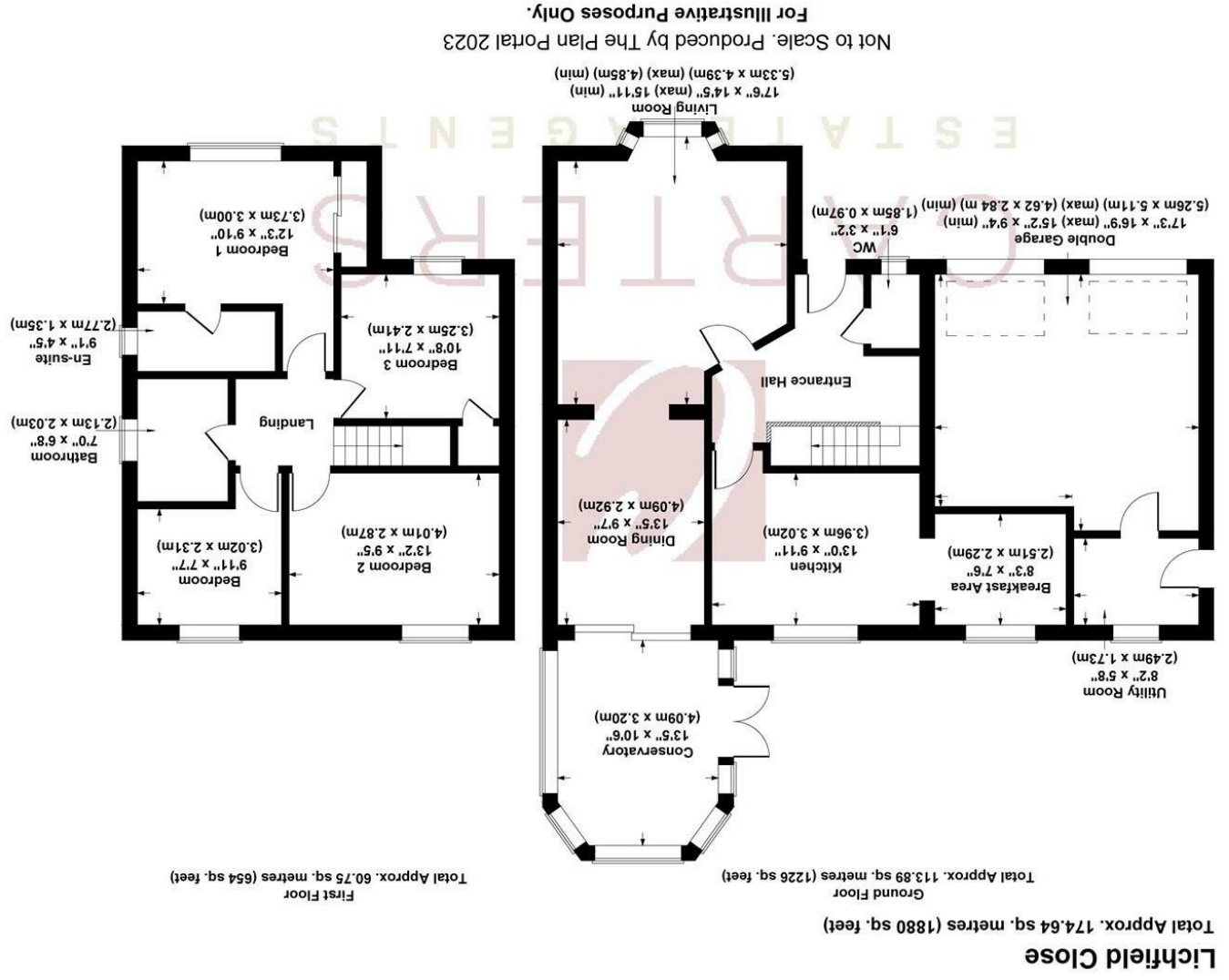
England & Wales	
EU Directive 2002/91/EC	Current Rating
(1-20)	G
(21-30)	F
(31-50)	E
(51-60)	D
(61-80)	C
(81-90)	B
(91 plus)	A

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.



2 Lichfield Close  
 Nuneaton, CV11 6FX

Offers Over £450,000



## 2 Lichfield Close

Nuneaton, CV11 6FX

**\*UNEXPECTEDLY BACK ON THE MARKET\* \*NO ONWARDS CHAIN\* \*FANTASTIC SCOPE FOR EXTENSION (STP)\***

Introducing an exceptional detached property that effortlessly distinguishes itself from the competition, prominently positioned on the edge of a cul-de-sac within the highly sought-after St Nicolas Park development as well as the fantastic potential for additional extension over the garage and to the rear.

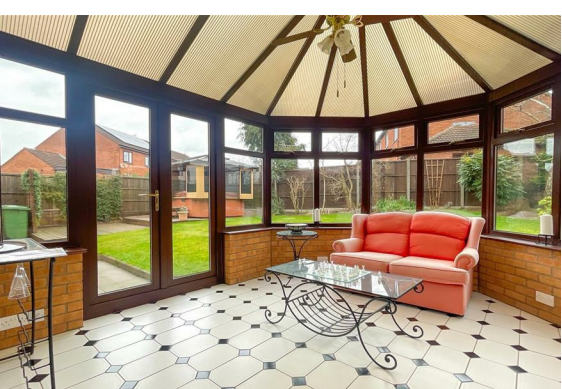
Tailored for families, this inviting home boasts a spacious ground floor, perfect for dining, entertaining, and relaxation. Offering four generously-sized bedrooms, extensive parking for multiple vehicles, a double garage, and a fully enclosed private garden with a seating area, this residence promises an exceptional living experience.

Upon entering through the expansive hallway, featuring a guests' cloakroom, tiled flooring gracefully extends throughout the ground floor. The delightful living room is adorned with a feature log burner, seamlessly connecting to the dining room, a spacious UPVC conservatory, and a well-proportioned kitchen. The kitchen is equipped with numerous units, an integrated fridge and freezer, a range cooker, and an extractor



hood. The open-plan design extends to a fantastic breakfast area with seating and continues to a utility room with convenient access to the double garage and garden.

Ascending to the first floor, the main bedroom impresses with its generous size, enhanced by fitted mirror-fronted wardrobes and an en-suite by the esteemed brand Porcelanosa, featuring a shower and a vanity unit. Three additional bedrooms are serviced by a family bathroom also provided by the luxury retailer Porcelanosa.



### Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.