



Lichfield Close Arley Coventry CV7 8PU

£350,000

cartwright
hands

Lichfield Close

Arley, Coventry

- Three Bedrooms
- Living Room
- Kitchen/Breakfast room
- Play Room
- Downstairs WC
- Master En-Suite
- Garden
- Driveway
- Freehold
- EPC C (72)
- Council Tax Band D

Beautifully presented three bedroom detached family home, situated in a quiet cul-de-sac location in New Arley. The accommodation features: entrance hall, living room, play room, kitchen/diner, downstairs WC, three bedrooms, master bedroom with en-suite shower room, separate family bathroom. Externally there is an enclosed rear garden and driveway to the front.



On the ground floor

Hall

Door to front, stairs to first floor, doors to living room, kitchen/diner, second reception room and downstairs WC.

Cloakroom

Opaque double glazed window to front, low level WC, wash hand basin.

Reception/Family Room

Double glazed window to front, TV point.

Lounge

Double glazed bay window to front, TV point, radiator, double doors to dining room.

Kitchen/Dining Room

Double glazed window to rear, range of wall and base unit cupboards and drawers, stainless steel sink and drainer with mixer tap, space for range cooker with cooker hood, integrated dish washer, integrated washing machine and dryer, space for american style fridge/freezer. Breakfast bar, double glazed door to rear garden. The dining area is open plan to kitchen, radiator, double doors to rear garden and double doors to living room.

On the first floor

Landing

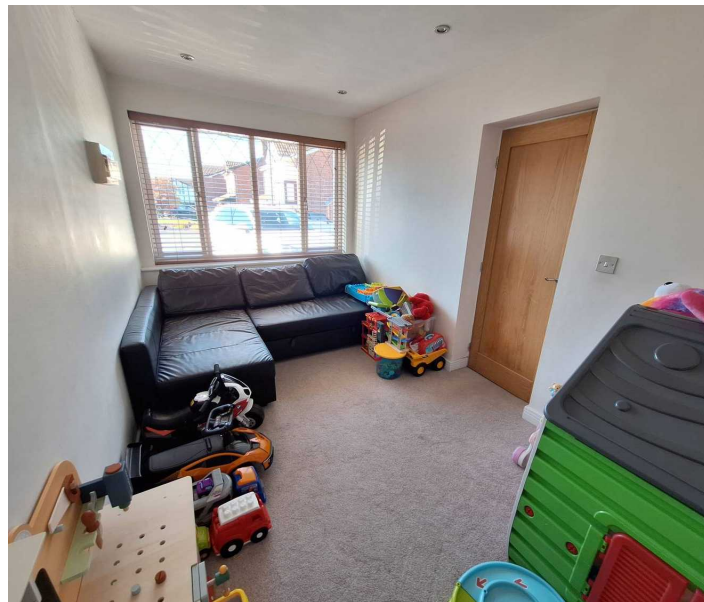
Doors to bedrooms and bathroom.

Master Bedroom

Double glazed window to front, radiator, door to en-suite.

En-suite

Opaque double glazed window to side, shower cubicle with mains shower, low level WC, wash hand basin, heated towel rail.



Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to rear, P shaped bath with mains shower, low level WC, wash hand basin, heated towel rail.

Rear Garden

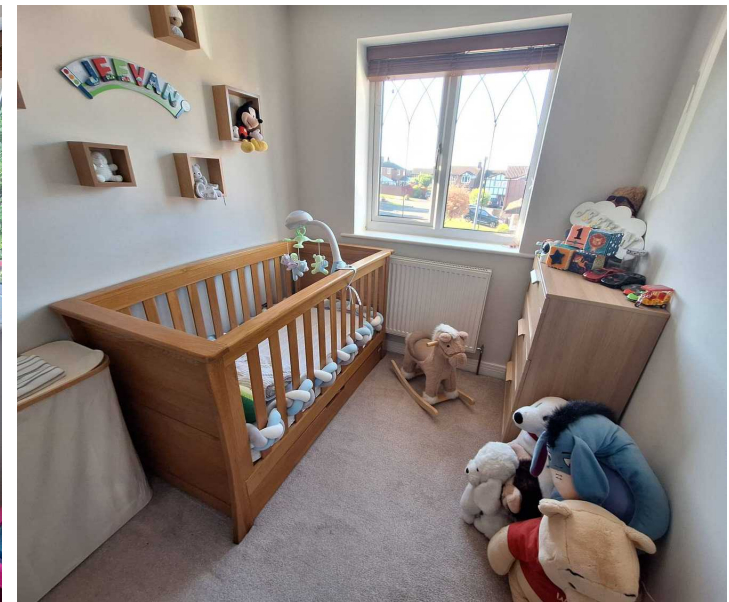
Decked seating area, lawned section with mature trees to rear enclosed by timber fence boundary.

Driveway

There is a block paved drive way providing parking spaces to the front.

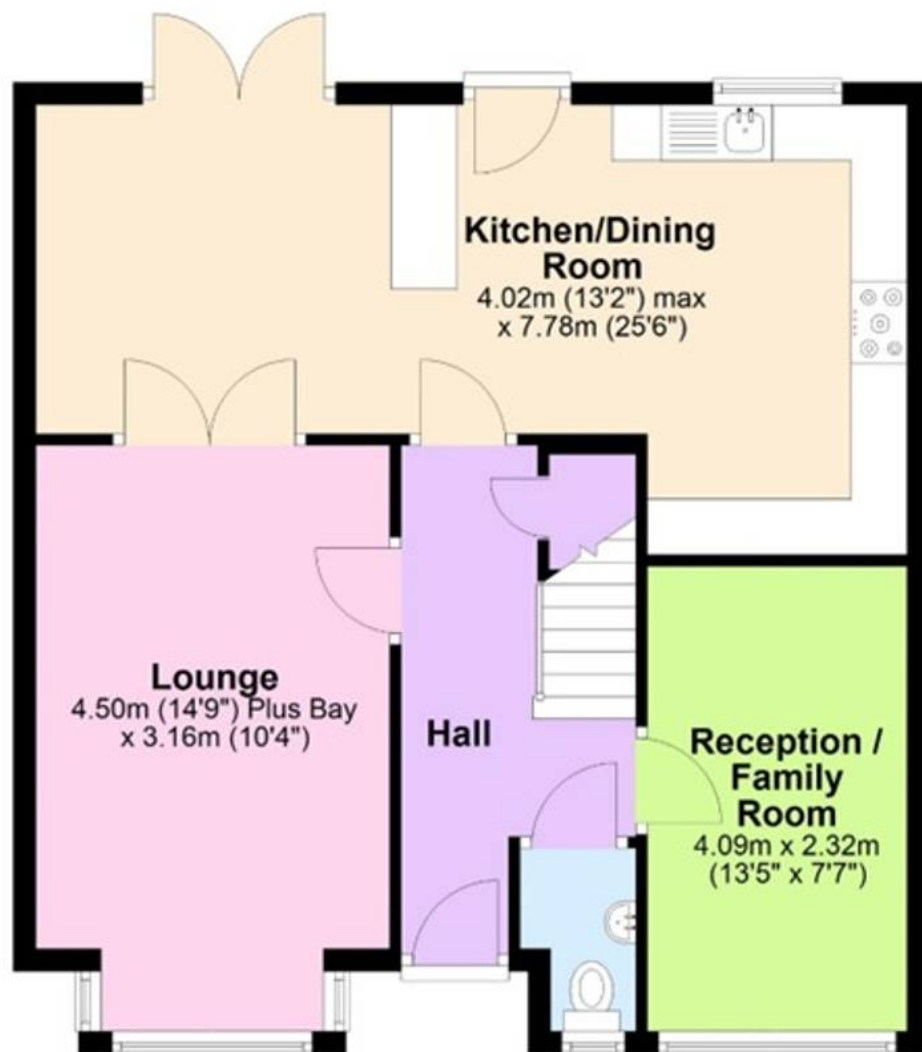
Services

We believe all mains services are connected to the property (not tested).



Ground Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 101.4 sq. metres (1091.5 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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