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Lichfield Close  
Arley CV7 8PU

# Lichfield Close

## CV7 8PU

A SUPERB FAMILY HOME IN SHOW HOME CONDITION WITHIN WALKING DISTANCE TO GUNHILL PRIMARY SCHOOL.

This stunning four bedroom detached property is located in the desirable location of Lichfield Close, Arley and close to all local amenities with the ground floor offering an entrance hallway with doors leading in to a spacious lounge, separate dining room divided by French doors, a modern fitted solid oak kitchen with granite worktops, breakfast bar, integrated oven and electric hob and space for a fridge/freezer, a downstairs w/c, a full width conservatory housing the washing machine and tumble dryer. There is also a converted garage that's been transformed in to a downstairs bedroom with direct access to a very useful en-suite shower room.

The first floor offers a fully fitted family bathroom, two double bedrooms with the master bedroom featuring a luxury en-suite and built in wardrobes. There is also a single bedroom with built in storage. Outside there is a wrap around tarmac/pebbled driveway big enough for several vehicles.

To the rear is a fully secluded South facing landscaped garden perfect for entertaining in the summer months.

Must be viewed to fully appreciate the high standard finish and space this property has to offer.

selling quality  
property since 1995









## Dimensions

### FIRST FLOOR

Entrance Hallway

Lounge

5.28m x 3.20m

Dining Room

2.96m x 3.15m

Kitchen

2.96m x 4.57m

Conservatory

3.44m x 7.82m

W/C

Bedroom Four

3.66m x 2.26m

Shower Room

### FIRST FLOOR

Master Bedroom

3.48m x 3.05m

En-suite Shower Room

Bedroom Two

2.82m x 2.95m

Bedroom Three

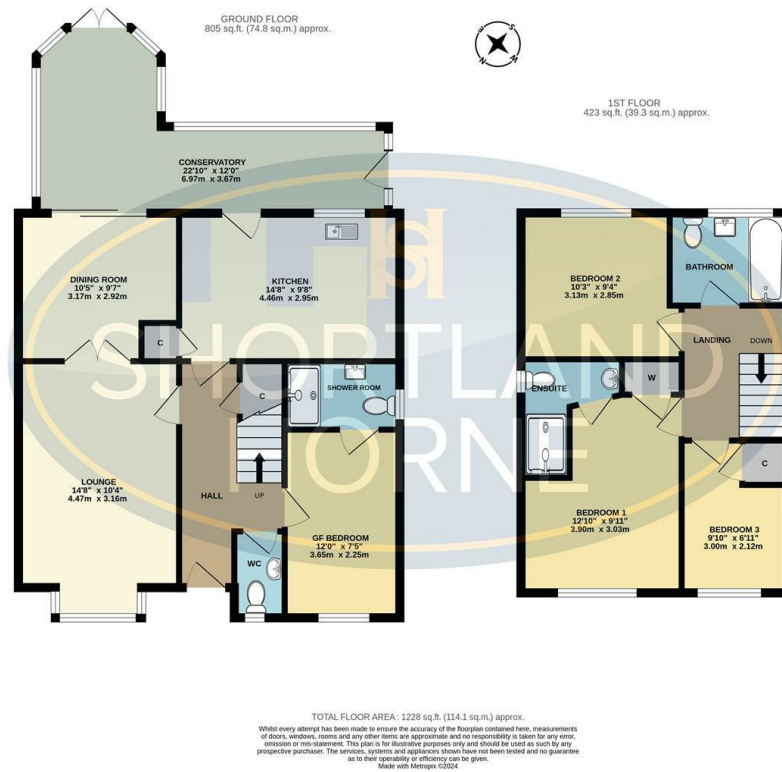
3.01m x 2.12m

Family Bathroom

1.87m x 2.19m



# Floor Plan



Total area: 1228.00 sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

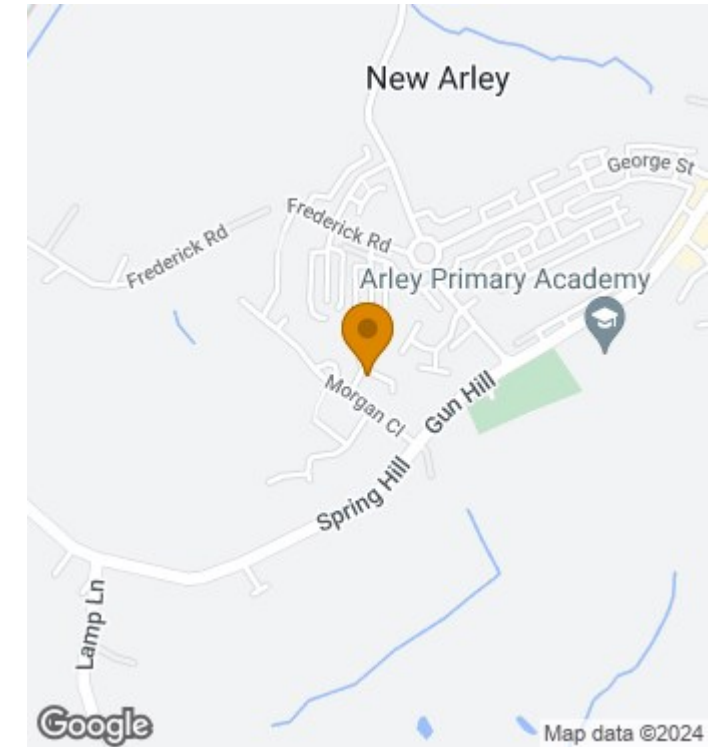
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

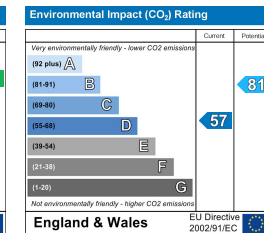
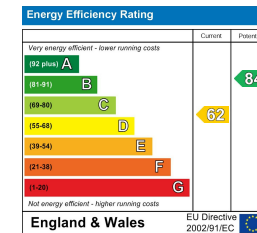
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



## EPC



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