



6 Coltman Close , Lichfield, WS14 9YS

A BEAUTIFULLY PRESENTED & STYLISH TWO-BEDROOM SEMI-DETACHED HOME, ideally suited to FIRST-TIME BUYERS and young families, boasting contemporary interiors, a superb FOUR-PIECE BATHROOM, home office/dressing room, landscaped rear garden, driveway and DETACHED GARAGE, all within easy walking distance of highly regarded local schooling.

Stylishly decorated and thoughtfully refurbished throughout by the current owners, this impressive home offers a genuine turn-key opportunity for buyers looking for a property ready to move straight into.

The property enjoys a convenient Lichfield location, ideally positioned for a selection of highly regarded local schooling, including St Michael's C of E Primary School and King Edward VI School, both within easy walking distance.

Guide price £320,000

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- STYLISH TWO-BEDROOM SEMI-DETACHED HOME
- SPACIOUS THROUGH LOUNGE
- STUNNING REFITTED FOUR-PIECE BATHROOM
- WALKING DISTANCE TO HIGHLY REGARDED LOCAL SCHOOLING
- BEAUTIFULLY REFURBISHED & PRESENTED THROUGHOUT
- KITCHEN DINER OVERLOOKING THE REAR GARDEN
- LANDSCAPED SPLIT-LEVEL REAR GARDEN & RAISED PATIO
- IDEAL FIRST-TIME BUYER OR YOUNG FAMILY HOME
- ADDITIONAL OFFICE / DRESSING ROOM
- TANDEM DRIVEWAY & SINGLE DETACHED GARAGE

Entrance Hall

3'11" x 3'4" (1.20 x 1.03)

Lounge

17'9" x 12'1" (5.43 x 3.70)

Kitchen/Diner

12'1" x 7'9" (3.70 x 2.37)

Bedroom One

12'2" x 7'10" (3.73 x 2.39)

Bathroom

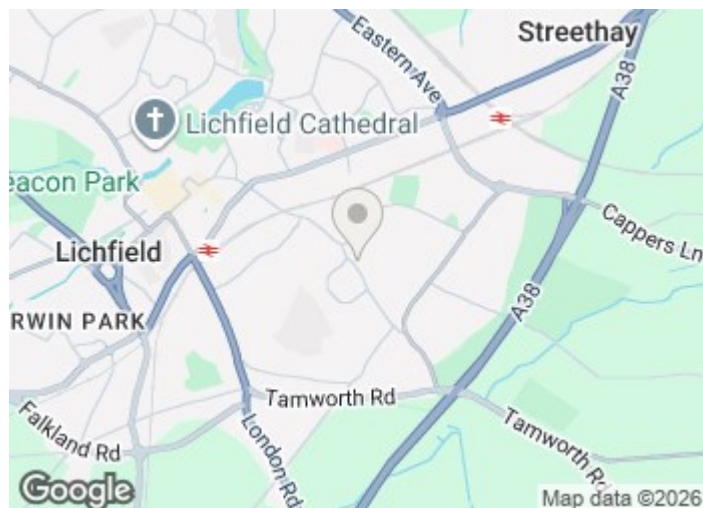
7'4" x 5'8" (2.26 x 1.73)

Bedroom Two

8'10" x 5'7" (2.71 x 1.72)

Office/Dressing Room

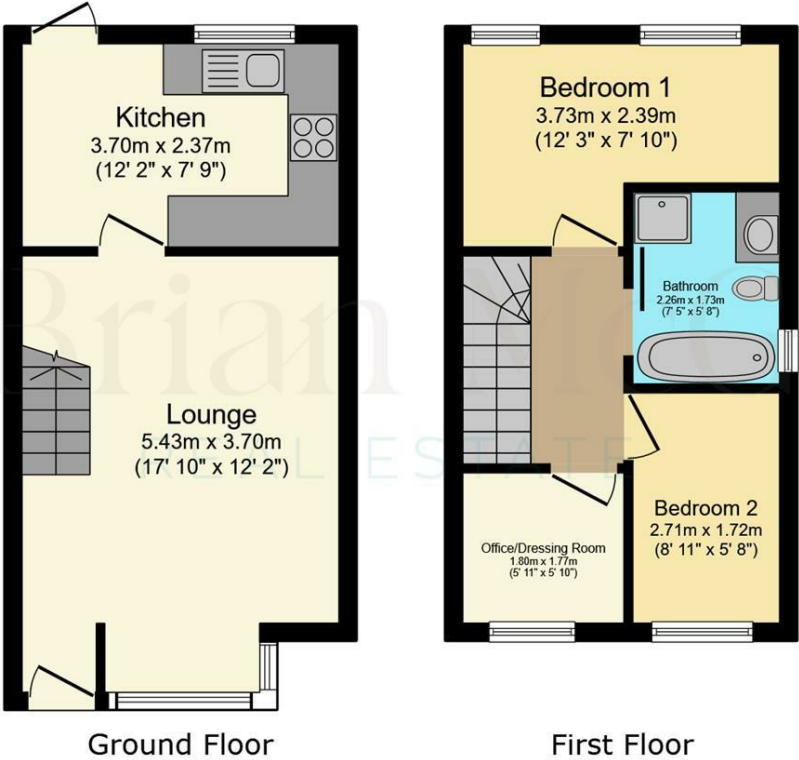
5'10" x 5'9" (1.80 x 1.77)



[Directions](#)



Floor Plan



Total floor area: 53.1 sq.m. (571 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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