



7 Benson Close,
Lichfield WS13 6DA

Downes & Daughters
ESTATE AGENCY

7 Benson Close, Lichfield WS13 6DA £375,000

What an opportunity to acquire this attractive family home extending to over 1,500 sq.ft of internal accommodation, with the benefit of a modern kitchen and bathroom and offered for sale with no onward chain. The wonderfully flexible accommodation is arranged over three floors with the ground floor comprising: An entrance hallway, utility/boot room with guest cloakroom, spacious living room and an open plan kitchen dining and family space. The first floor boasts three bedrooms and a modern shower room and a bespoke wooden staircase leads to the loft conversion which provides a spacious fourth bedroom with large amounts of eaves storage. Externally the recently completed private driveway offers parking for a number of vehicles in addition to the single integral garage and an extensive rear garden. Which has been meticulously cared for, providing patio seating areas, neat lawns, stylishly planted borders and raised sleeper vegetable beds.

Viewing is essential to appreciate the delightful nature of this property and its future potential.

GROUND FLOOR

Porch • Entrance Hallway With Storage Cupboard • Living Room With Double Doors To... • Modern Open Plan Kitchen Diner & Family Room With Pantry & Access To Rear Garden • Utility Room Giving Access To Garage & Garden • Guest Cloakroom

FIRST FLOOR

Landing • Bedroom One • Bedroom Two With Built In Cupboard • Bedroom Three • Modern Family Shower Room

SECOND FLOOR

Stairs Rise To Landing • Bedroom Four With Large Amounts Of Eaves Storage • (It is unlikely that Building Regs will have been sought when the conversion was carried out in the 70s & buyers will have to satisfy themselves as to whether the attic room can be officially listed as a bedroom)

OUTSIDE

Stylish Frontage With Tarmac, Block Paved & Gravel Private Driveway • Providing Parking For A Number Of Vehicles • Attractive Flower Beds • Single Integral Garage • Extensive Landscaped Rear Garden • Patio Seating Areas • Neat Circular Lawns • Raised Vegetable Beds • Established Borders & Fenced Boundaries

FURTHER INFORMATION

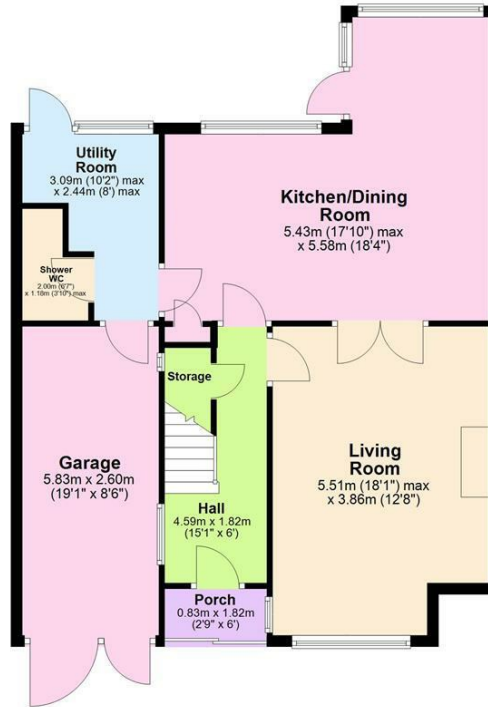
Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • All Mains Services • No Onward Chain • Attic Conversion & Rear Extension Completed Prior To Ownership in 1979







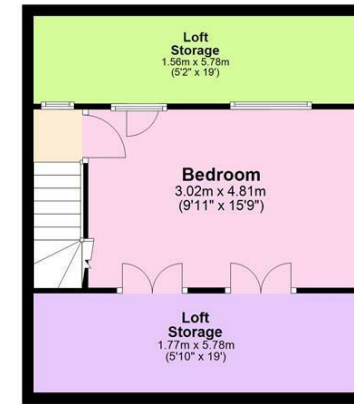
Ground Floor
Approx. 77.5 sq. metres (834.5 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.3 sq. feet)



Second Floor
Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 162.7 sq. metres (1750.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		67 73
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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