



Rowan Close,
Lichfield, WS13 6ES

£335,000

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Welcome to Rowan Close and this lovely family home located in the highly sought-after area of Lichfield, close to two train stations and a short walk to amenities in the centre.

This stylish three-bedroom semi-detached home offers a perfect blend of modern living and everyday comfort, making it ideal for families and professionals alike.

The property welcomes you with a contemporary, inviting interior, thoughtfully designed to maximise space and natural light. The extended kitchen is functional and spacious with ample storage. A versatile family room would make a perfect home office, children's playroom or potential fourth bedroom. A cosy yet spacious living area provides a relaxing retreat, while tasteful décor throughout adds a warm, homely feel. A dining area has French doors leading out the rear garden.

Upstairs, the home boasts three well-proportioned bedrooms, each offering flexibility for family living, guest accommodation, or a home office. The bathroom is finished to a clean, modern standard, complementing the overall style of the property.

Externally, the home benefits from a private, enclosed rear garden—ideal for outdoor dining, relaxing, or family activities. To the front is the driveway providing off-road parking.

Set back from the road behind in a quiet cul-de-sac the property is conveniently situated close to excellent local amenities, well-regarded schools for all ages and convenient transport links.

Call Paul Carr Lichfield to arrange a viewing today!



Property Specification

Stylish and Versatile Family Home Located Close to Trent Valley Train Station
Three Bedrooms & Ground Floor Office/Family Room
Through Lounge/Dining Area
Family Friendly Rear Garden Ideal for Outside Dining
Driveway Parking



Hall

Lounge

4.39m (14'5") x 3.38m (11'1")

Dining Area

2.54m (8'4") x 2.43m (8')

Kitchen

5.32m (17'5") x 2.82m (9'3") max

Office/Playroom

4.17m (13'8") x 2.59m (8'6")

Bedroom 1

3.80m (12'6") x 2.95m (9'8")

Bedroom 2

3.23m (10'7") x 3.09m (10'2")

Bedroom 3

2.51m (8'3") x 2.20m (7'3")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 25th April 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: C

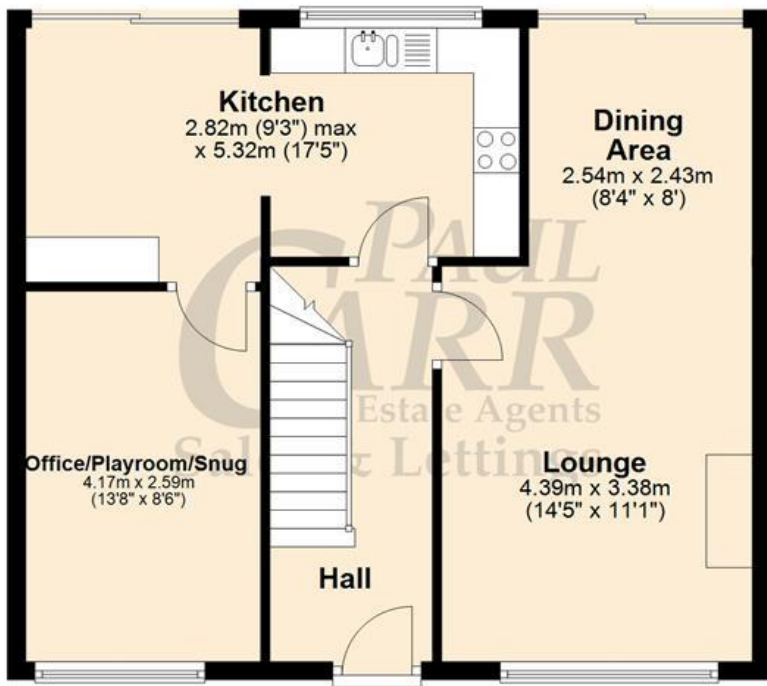
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

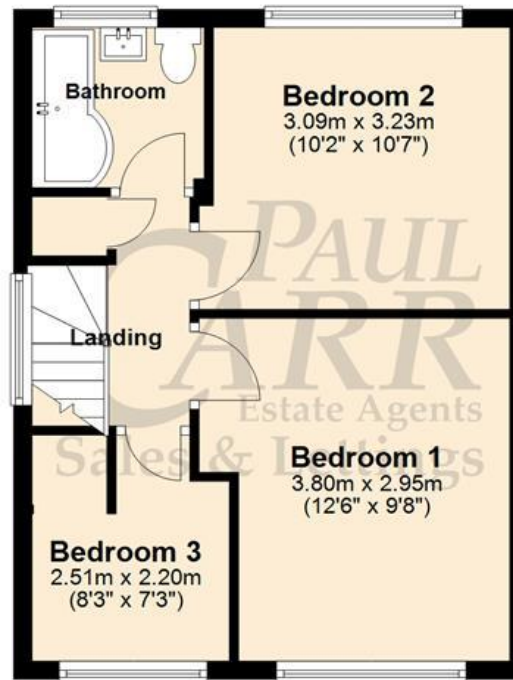
Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

