



Rowan Close,
Lichfield, WS13 6ES

Offers in the Region Of £350,000

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Welcome to Rowan Close and this extended and very well presented family home offering spacious ground floor living accommodation, three bedrooms and a refitted bathroom all located in a side street close to amenities in Lichfield centre.

Set in a quiet cul-de-sac this lovely property has been extended and beautifully maintained throughout and briefly comprises of an entrance porch and hallway leading to an extended kitchen with ample space for storage and appliances and a useful pantry cupboard. The lounge/diner has a bow window to the front and sliding patio doors open to a rear extension ideal as a second sitting room, playroom or home office with views over the rear garden.

French doors open onto the patio area making this a great space for entertaining.

Upstairs the property has two double bedrooms, a single bedroom and a modern refitted shower room with tiled walls and a large walk-in shower cubicle. Outside to the front is a block paved driveway and a garage with electric door.

A door inside the garage leads through to the rear garden ideal for relaxing, entertaining and perfect for children to play.

This excellent family home is well positioned to take advantage of the two train stations in Lichfield, reputable schools for all ages and a variety of bars, restaurants and amenities Lichfield has to offer.

Call Paul Carr Estate Agents Lichfield to arrange a viewing!





Property Specification

Extended and Beautifully Presented Family Home
Cul-de-Sac Location Close to Trent Valley Train Station
Parking & Garage (Electric Door)
Porch & Entrance Hallway
Extended Kitchen & Pantry

Porch 1.81m (5'11") x 1.11m (3'8")

Hall 3.11m (10'3") max x 1.81m (5'11")

Lounge/Dining Room 6.85m (22'6") x 3.38m (11'1")

Sitting Room 3.63m (11'11") x 2.47m (8'1")

Kitchen 4.39m (14'5") x 2.43m (8')

Pantry 1.28m (4'2") x 0.79m (2'7")

Landing 2.00m (6'7") x 1.96m (6'5")

Bedroom 1 3.78m (12'5") x 3.04m (10')

Bedroom 2 3.19m (10'6") x 2.97m (9'9")

Bedroom 3 2.39m (7'10") x 2.18m (7'2")

Bathroom 1.91m (6'3") x 1.71m (5'7")

Garage 4.32m (14'2") x 2.68m (8'10")

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: 15th July 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.

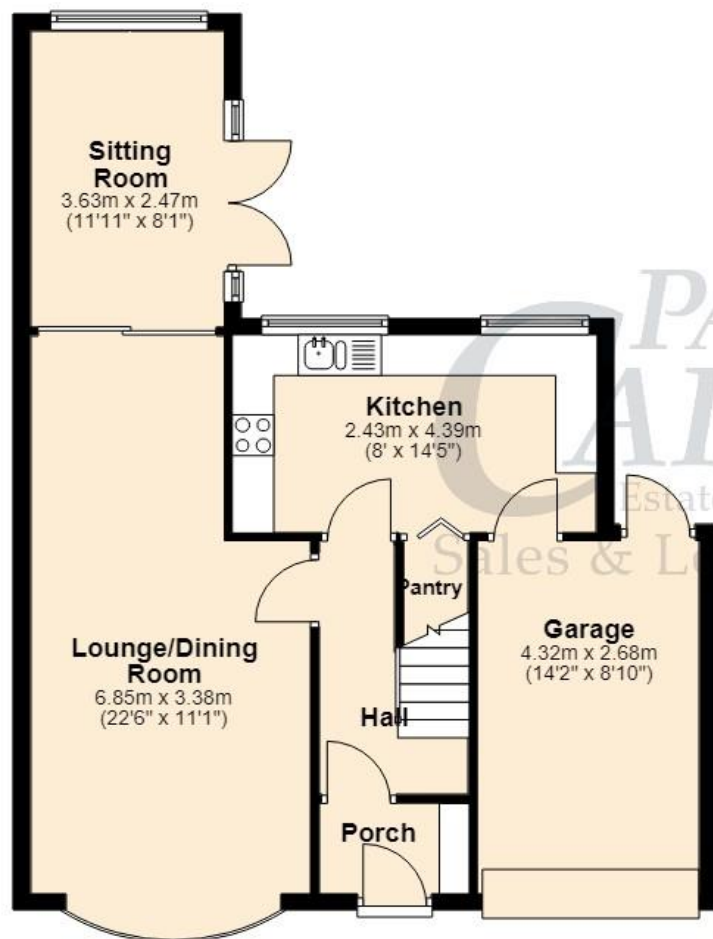
Viewer's Note:

Services connected: Water, Drainage, Gas, Electric
Council tax band: C
Tenure: Freehold
Other: Loft part boarded/no ladder

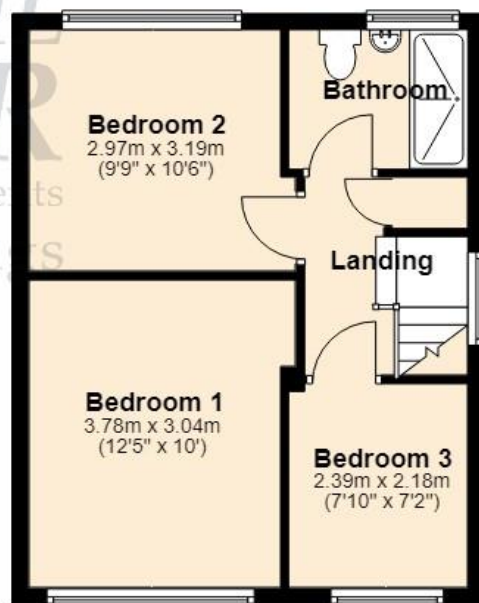
Floor Plan

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

Ground Floor



First Floor



Total area: approx. 98.1 sq. metres (1056.1 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

