9 Cairns Close,
Lichfield WS14 9TP

Downes & Daughters
ESTATE AGENCY

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9 Cairns Close, Lichfield WS14 9TP
Price guide £335,000

Stylish contemporary living in the shadows of the landmark Malt House development, benefiting from all the advantages of modern City Centre living. Flawlessly presented by the current owners with the addition of a sleek garden room, this property really must be viewed to appreciate its exceptional nature. The ground floor boasts an entrance hallway with modern guest cloakroom, high gloss kitchen with space for a dining table, cosy living room seamlessly opening in to the garden room giving great flexibility to the ground floor accommodation. The first floor offers a principal bedroom with en suite shower room and fitted wardrobe, two further bedrooms and a family bathroom. The external attributes include a private block paved driveway offering side by side parking for two cars, stylishly planted fore garden and a low maintenance rear garden with gated side access, patio, artificial lawn and great levels of privacy.

Viewing is essential to appreciate the stylish nature of this property and its convenient central location only 0.4 miles from Lichfield City Station.

GROUND FLOOR
Entrance Hallway • Guest Cloakroom • Kitchen Diner • Living Room • Garden Room

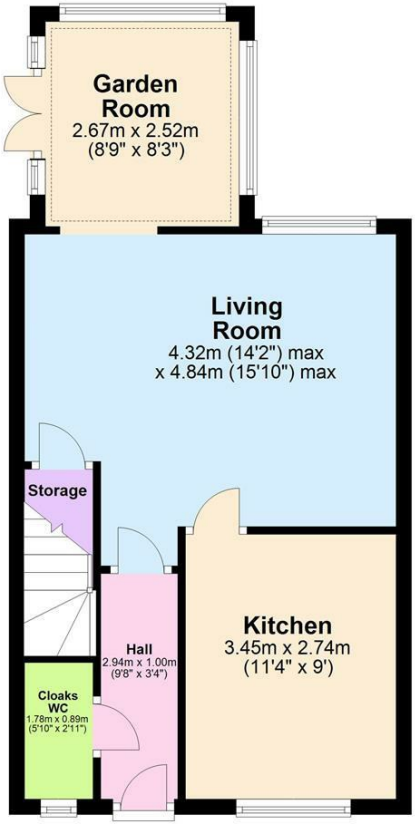
FIRST FLOOR
Landing • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three (currently used as dressing room) • Family Bathroom

OUTSIDE
Private Block Paved Driveway For Two Cars (side by side) • Stylishly planted Fore Garden • Low Maintenance Rear Garden With Patio & Artificial Grass • Side Access

FURTHER INFORMATION
Freehold (TBC With Solicitor) • Council Tax Band ? • Energy Rating ? • Upvc Double Glazed Windows • Gas Central Heating • All Mains Services

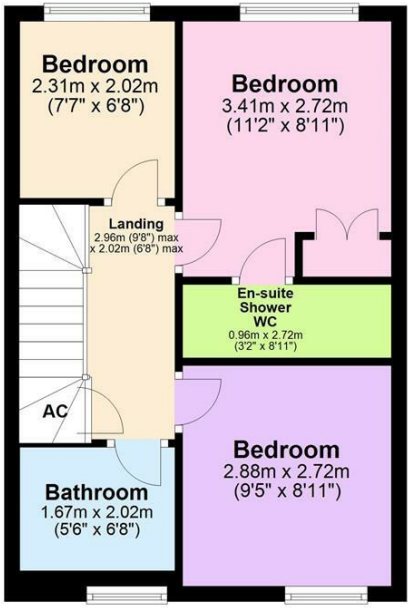
Ground Floor

Approx. 42.6 sq. metres (458.6 sq. feet)

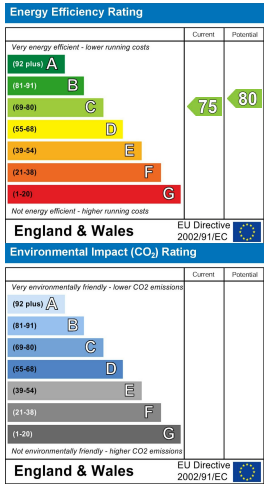


First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 78.4 sq. metres (844.3 sq. feet)



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