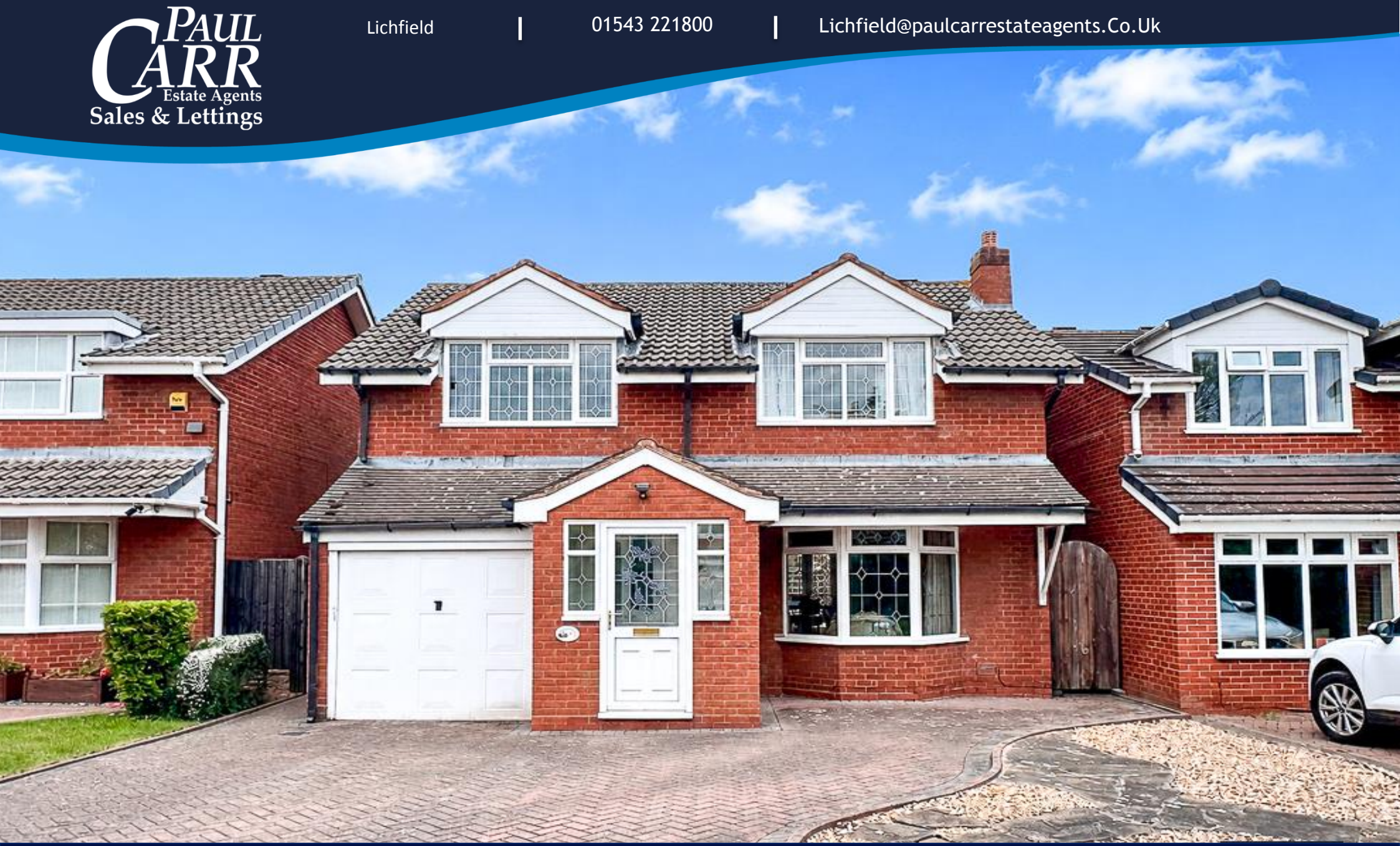
PAUL CARR Estate Agents Sales & Lettings

Lichfield | 01543 221800 | Lichfield@paulcarrestateagents.Co.Uk



Southwark Close, Lichfield, WS13 7SH

Offers in the Region Of £385,000

Lichfield

Offers in the Region Of £385,000

4 | 1 | 2

Welcome to Southwark Close and this extended detached family home perfect for growing families and ideally located in a cul-de-sac close to facilities in Lichfield.

A front porch leads into the entrance hallway with a door into the garage, great for converting to a home office or playroom.

The living room has a bay window and doors into the dining room extension.

The fitted kitchen has a pantry cupboard, a guest cloakroom and a door into the rear garden.

Upstairs are four good-sized bedrooms, three with fitted wardrobes and the fourth setup as a home office.

The family bathroom would benefit form upgrading and could have space for a separate shower cubicle.

To the outside is a low maintenance rear garden and side access from the driveway.

Call Paul Carr Lichfield to arrange a viewing.











Extended Detached Four Bedroom Family Home
Cul-de-Sac Location Close to Schools for all Ages
Driveway Parking & Garage
Two Reception Rooms
Ground Floor WC



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 May 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 £47.50 + VAT (£57 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.

Property Specification

Porch

Hall

Living Room

4.82m (15'10") max x 3.57m (11'9")

Dining Room

4.75m (15'7") x 3.57m (11'9")

Kitchen

4.01m (13'2") x 2.53m (8'4")

Lobby

WC

Landing

Bedroom 1

3.57m (11'9") x 3.45m (11'4")

Bedroom 2

3.30m (10'10") x 3.04m (10')

Bedroom 3

2.96m (9'8") x 2.07m (6'10")

Bedroom 4

2.61m (8'7") x 2.42m (7'11")

Bathroom

Garage

Viewer's Note:

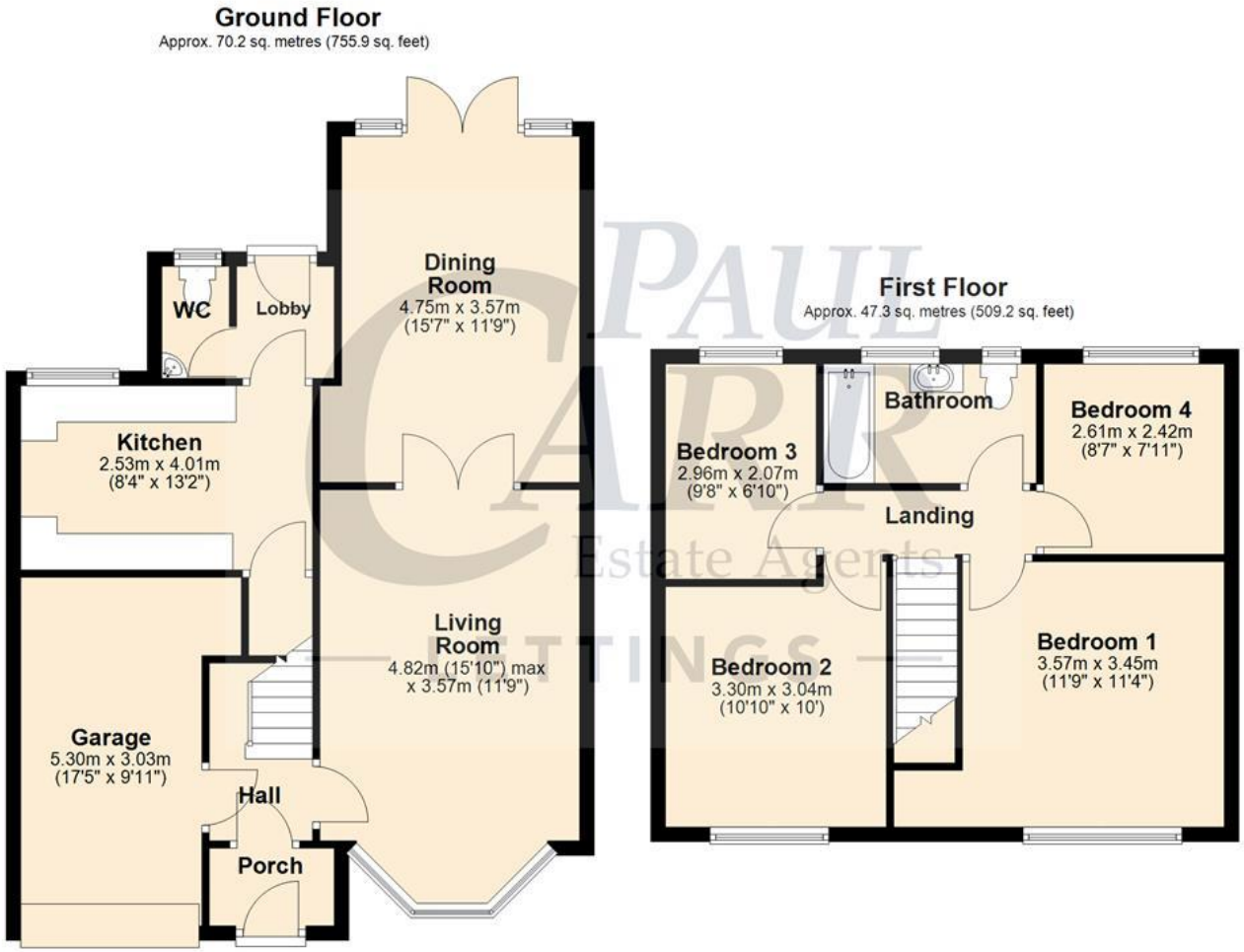
Services connected: Water, Drainage, Gas, Electric

Council tax band: D

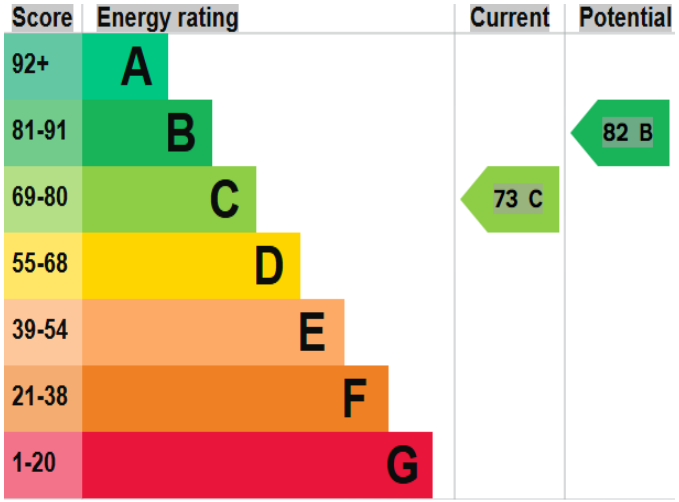
Tenure: Freehold

Floor Plan

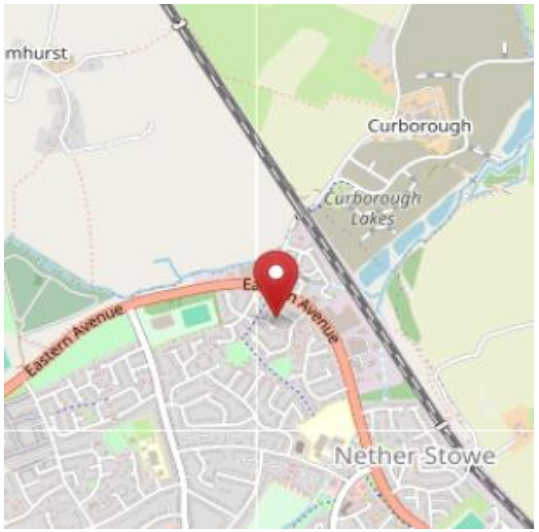
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map



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The Property Ombudsman