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SALES & LETTINGS

Darwin Close, Staffordshire, WSI3 7ET

Offers Over £425,000



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NO UPWARDS CHAIN Situated in the heart of Lichfield, Darwin Close overlooking the Cathedral and a short walk to Beacon Park and the railway station. A beautifully presented four bedroom home offering bright, versatile accommodation, landscaped garden to include a home office with power. The interior combines generous living space with a contemporary breakfast kitchen, downstairs cloakroom and a stylish first floor shower room.

Large windows bring plenty of light into the home, while the connected reception areas provide flexibility for modern living and entertaining. Upstairs, four bedrooms, the forth of which is being used as a dressing room but could easily be converted back. A driveway and adjoining garage complement the accommodation, creating a practical home with an appealing balance of indoor and outdoor space.

There is current planning permission for a side extension details of which can be provided on request

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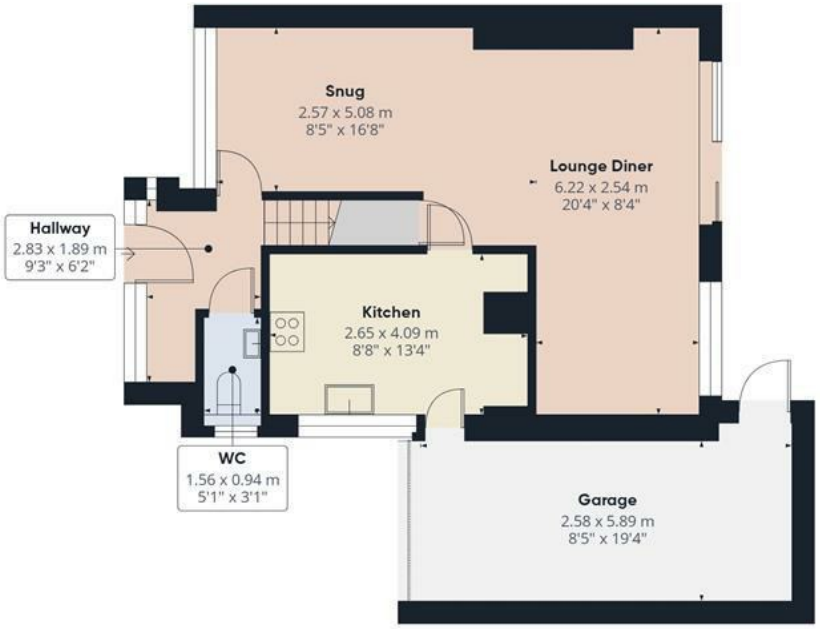












Floor 0



Floor 1



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Approximate total area(1)

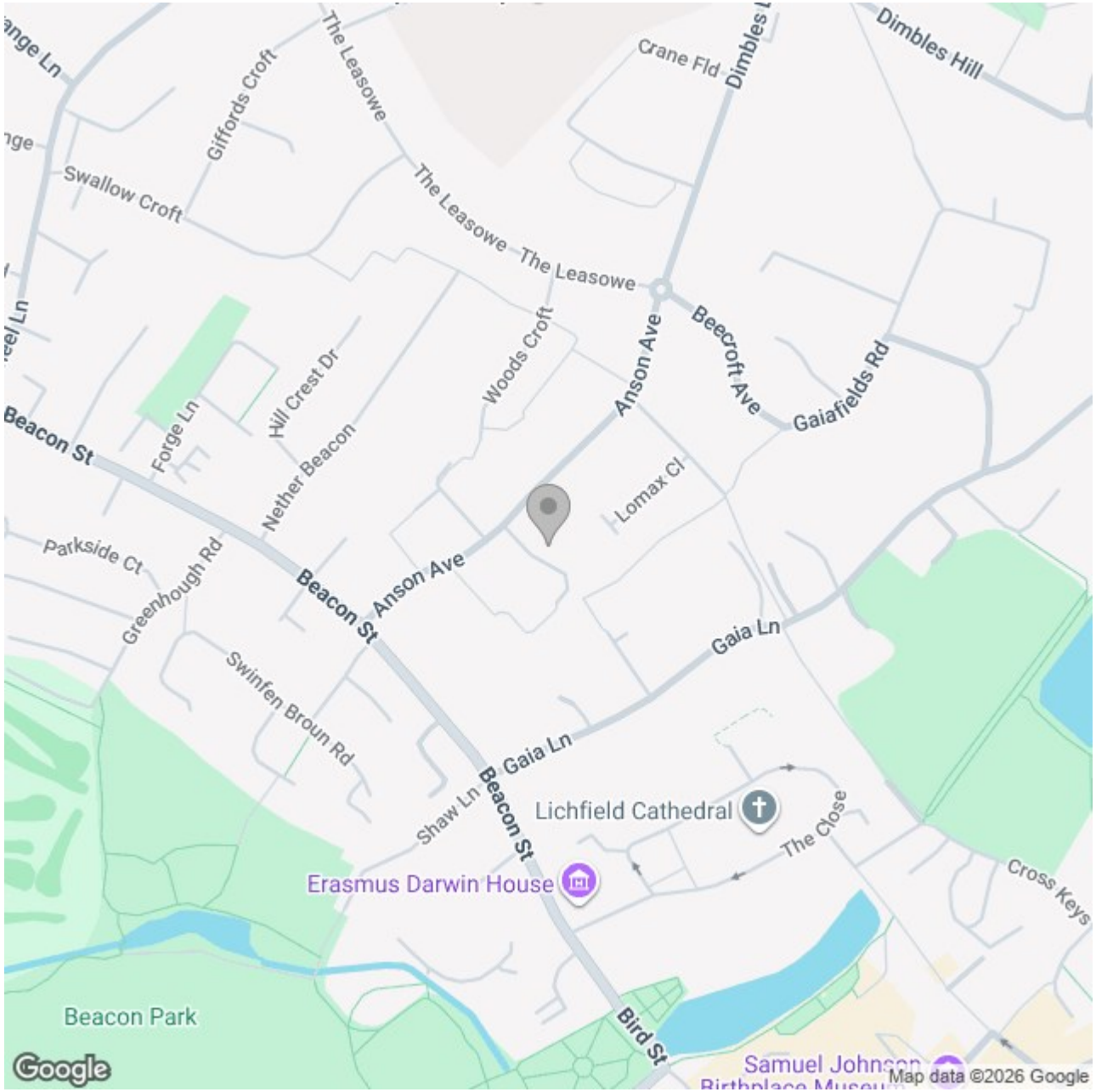
108.3 m²

1167 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
England & Wales	EU Directive 2002/91/EC	

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