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ESTATE AGENTS

Charnwood Close, Lichfield

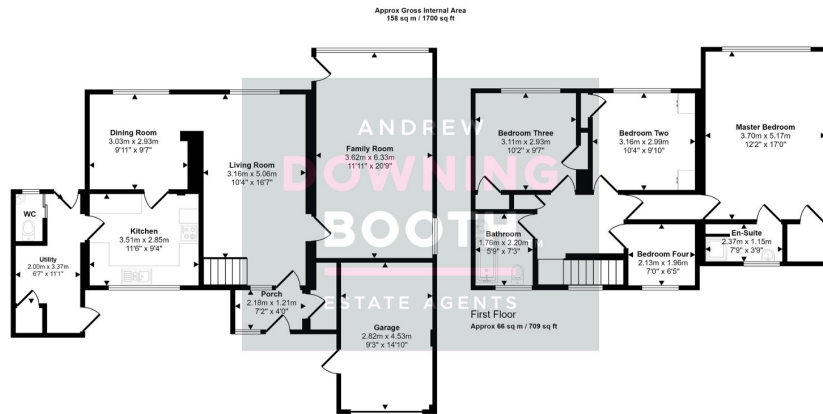
£550,000

4 2 3



A rare opportunity to acquire a substantial four bedroom home with no upward chain, sitting upon a spectacular plot, very close to the centre of Lichfield. Detached, very spacious and wonderfully located; three very fair ways to describe this property on Charnwood Close of Lichfield. Sitting just half a mile's walk from the centre of Lichfield, passing the scenic Stowe Pool along the way, there is a complete list of amenities accessible nearby, including major supermarkets, Beacon Park, Lichfield City train station and various bars/ restaurants. The accommodation is set across two floors, with an entrance hall, separate living, dining and family reception rooms, kitchen, utility room and guest WC whilst to the first floor are four good size bedrooms (Master with en-suite) and main bathroom. A large driveway, impressive shrub bed, garage and car port make up the frontage whilst a truly stunning rear garden with a generous lawn and fabulous range of mature shrubs and trees, with views over Stowe Pool sits to the rear. Properties with no upward chain, with this much living space in such prime locations are few and far between,





Ground Floor
Approx 66 sq m / 709 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representative only and may not look like the real items. Made with Made Drafty 360.

- Spacious Four Bedroom Detached Property
- Large Master Bedroom With En-Suite
- Half A Mile Walking Distance To Lichfield City Centre
- EPC Rating: E
- Spectacular Plot With Views Over Stowe Pool
- No Upward Chain
- Separate Living, Dining & Family Rooms
- Council Tax Band: E



31010204_16/07 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
9 Charnwood Close LICHFIELD WS13 6LJ	Energy rating E	Valid until: 3 January 2034 Certificate number: 9395-2206-3320-2297-6331																																
Property type	Detached house																																	
Total floor area	140 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the requirements and exemptions .																																		
https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2020																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>← E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	← E		21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificate/9395-2206-3320-2297-6331/print/#/view>

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