



Trenance Close,
Lichfield, WS14 9SJ

Offers in the Region Of £599,000

Lichfield

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This detached family home is like no other... Situated on Trenance Close in the extremely sought after Boley Park area of Lichfield, an impressively extended property offered for sale boasting a variety of unique features.

Approached via a large, paved driveway providing ample parking space for a growing family, the internal accommodation of this property does not disappoint.

Through the main hallway with store cupboard and downstairs guest W.C is a cosy lounge to the fore with bay window and sliding doors into the open kitchen/diner. This fantastic social room provides an ideal space for entertainment, and features further sliding doors out to a conservatory, as well as a separate utility.

The ground floor also benefits from a deceptively spacious annex which is accessed externally, with a bright open plan kitchen/living area with versatile use, a large double bedroom, and an en-suite Jack & Jill shower room.

Upstairs in the main property off the landing are five great size bedrooms, a main family bathroom, and separate shower room. The master bedroom boasts two sets of fitted wardrobes and a private en-suite bathroom, and bedroom four also features fitted wardrobes.

Outside to the rear is a charming well-presented garden, with a social patio area and steps up to a well-maintained lawn, with fenced enclosure surrounding.



Property Specification

DETACHED FAMILY HOME WITH SPACIOUS ANNEX
SIX BEDROOMS INCLUDING ANNEX
FOUR BATH/SHOWER ROOMS
OPEN PLAN KITCHEN/DINER
THREE RECEPTION ROOMS



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: 8th November 2023

Hallway 10' 1" x 7' 0" (3.07m x 2.13m)

Inner Hall 13' 0" x 3' 7" (3.97m x 1.09m)

Lounge 13' 7" x 13' 1" (4.13m x 3.99m)

Kitchen/Diner 25' 8" x 10' 4" (7.83m x 3.14m)

Conservatory 10' 7" x 9' 7" (3.23m x 2.92m)

Utility 8' 0" x 6' 6" (2.43m x 1.97m)

Downstairs W.C. 5' 11" x 4' 10" (1.80m x 1.48m)

Annex Bedroom 15' 9" x 10' 2" (4.80m x 3.11m)

Annex Open Plan Kitchen/Living Area 21' 4" x 12' 7" (6.50m x 3.83m)

Annex Shower Room/En-suite 7' 5" x 4' 7" (2.26m x 1.40m)

Bedroom One 17' 5" x 9' 9" (5.30m max, 4.39 min x 2.96m)

En-suite 8' 0" x 5' 10" (2.45m x 1.79m)

Bedroom Two 15' 10" x 10' 0" (4.83m x 3.04m)

Bedroom Three 15' 10" x 11' 8" (4.83m x 3.56m)

Bedroom Four 11' 10" x 9' 3" (3.61m x 2.83m)

Bedroom Five 8' 10" x 8' 0" (2.68m x 2.43m)

Viewer's Note:

Services connected: Gas/electric/water/drainage

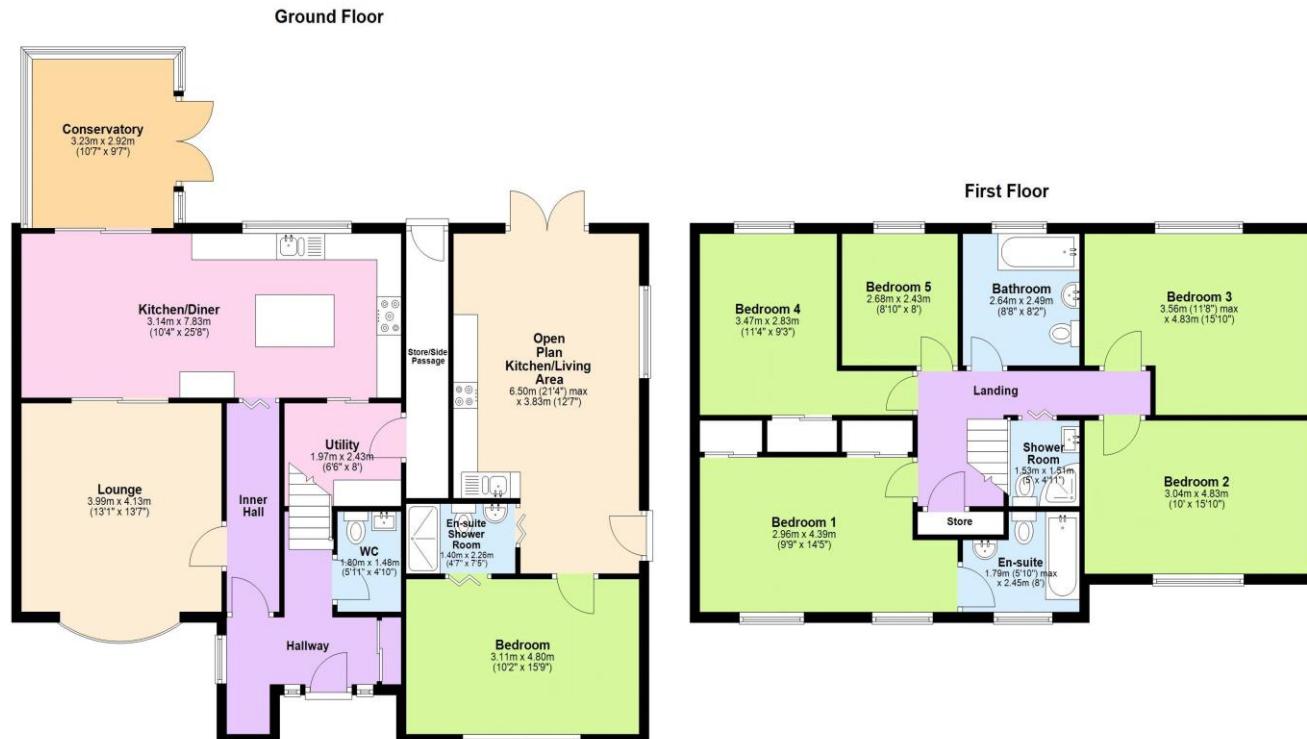
Council tax band: E

Tenure: Freehold

Loft insulated & boarded

Floor Plan

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



Energy Efficiency Rating



Map Location

