



Truro Close,  
Lichfield, WS13 7SR

Offers in the Region Of £450,000



Welcome to 14 Truro Close.

This wonderfully positioned, extended family home is situated off Eastern Avenue in North Lichfield, tucked away off the road with a surprisingly spacious plot. Such a fantastic location, within close reach of sought after amenities, popular local schooling, and transport links across the city, as well as a nearby green area and the new upcoming Lichfield Leisure Centre.

Approached via a large paved driveway with ample parking space including a car port area and garage, the first impressions of this home are delightful. Internally you are greeted with a welcoming entrance hallway with ground floor W.C, leading into a tastefully decorated kitchen/breakfast room.

This kitchen provides ample social space for a family with a breakfast bar area, and features doors into a spacious living room and separate dining room. The main living room in this home has a wonderful feel, with sliding doors into a conservatory, boasting private views out to the rear garden.

The dining room off the kitchen area has French doors out the garden, and provides access to an inner hallway which has it's own front door, and access to a ground floor bedroom or study, with an independent shower room.

This ground floor layout means this home is equipped for a ground floor annex set up, with it's own bedroom, shower room, private entrance, and reception room with garden access.

Upstairs off the landing are three generous size bedrooms, with a main family bathroom featuring wash hand basin, W.C and bath.

Outside is a wonderful rear garden with ample space and privacy, with an attractive lawn and side access, plus room for a huge summerhouse currently placed in the garden.

Tenure: Freehold  
Council Tax Band: D





**Hallway**  
**12' 5" x 5' 11" (3.78m x 1.80m)**

**Kitchen/Breakfast Room**  
**15' 1" x 9' 10" (4.60m x 2.99m)**

**Lounge**  
**16' 2" x 11' 11" (4.93m x 3.63m)**

**Conservatory**  
**11' 11" x 8' 11" (3.62m x 2.73m)**

**Dining Room**  
**15' 6" x 7' 8" (4.72m x 2.34m)**

**Ground Floor Bedroom/Study**  
**7' 6" x 6' 5" (2.29m x 1.96m)**

**Shower Room**  
**7' 6" x 3' 9" (2.29m x 1.14m)**

**Side Passage/Hall**  
**13' 3" x 3' 0" (4.03m x 0.91m)**

**W.C.**  
**6' 3" x 2' 5" (1.90m x 0.74m)**

**Garage**  
**18' 4" x 8' 6" (5.59m x 2.58m)**

**Car Port**  
**14' 2" x 8' 10" (4.33m x 2.69m)**

**Bedroom One**  
**14' 0" x 9' 6" (4.26m x 2.89m)**

**Bedroom Two**  
**13' 1" x 9' 6" (4.00m x 2.90m)**

**Bedroom Three**  
**8' 11" x 7' 5" (2.72m x 2.26m)**

**Bathroom**  
**6' 4" x 6' 4" (1.93m x 1.93m)**









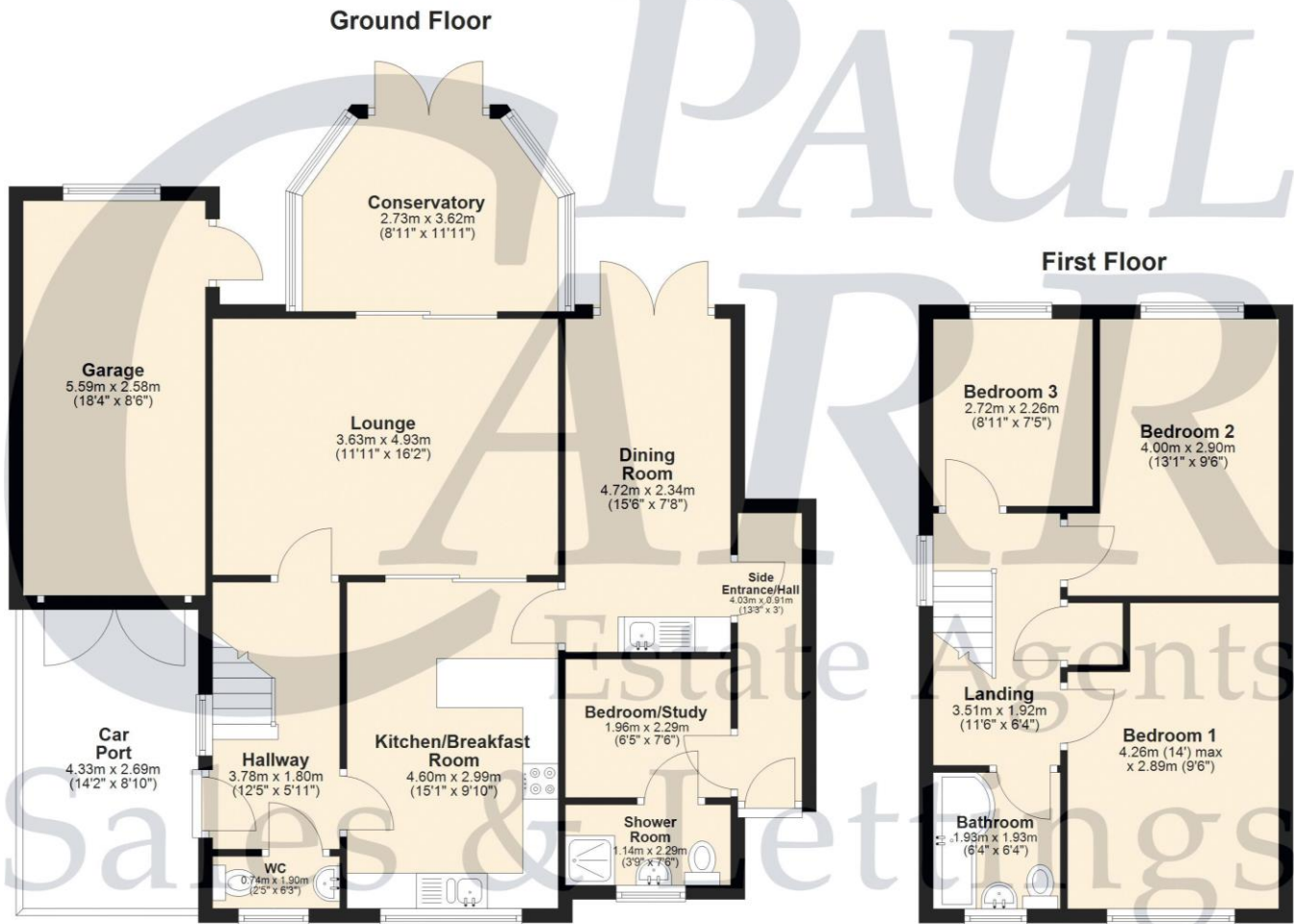






# Floor Plan

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

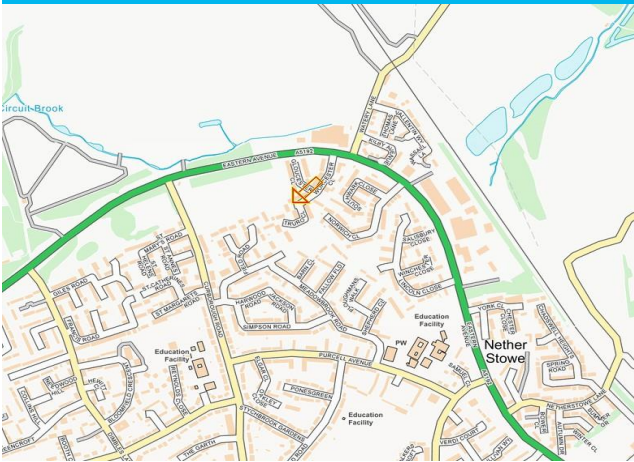


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location











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.

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