



Harrington Walk,  
Lichfield, WS13 7UY

Offers in Excess of £400,000

# Lichfield

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Paul Carr Estate Agents are pleased to offer this superbly presented three storey three/ four bedroom townhouse on a private road behind a gated development. Superb views over Beacon Park and golf course. Fantastic accommodation with good parking

This lovely home is approached via a canopy porch entrance with a spacious hallway with guest wc and wash basin off, cloaks cupboard ideal for storage. A door then leads to the sitting room which can be used as bedroom four and a separate utility.

On the first floor is a spacious landing with alcove and there is a very well presented cozy lounge with feature fireplace. To the rear is a good sized dining area that opens onto the fitted kitchen with a range of wall and base units, built in cookers and integrated fridge and freezer.

On the second floor are three further bedrooms with the main bedroom having en-suite shower room with double shower, w.c. and wash basin set in a vanity unit. The remaining bedrooms are accompanied by the part tiled family bathroom.

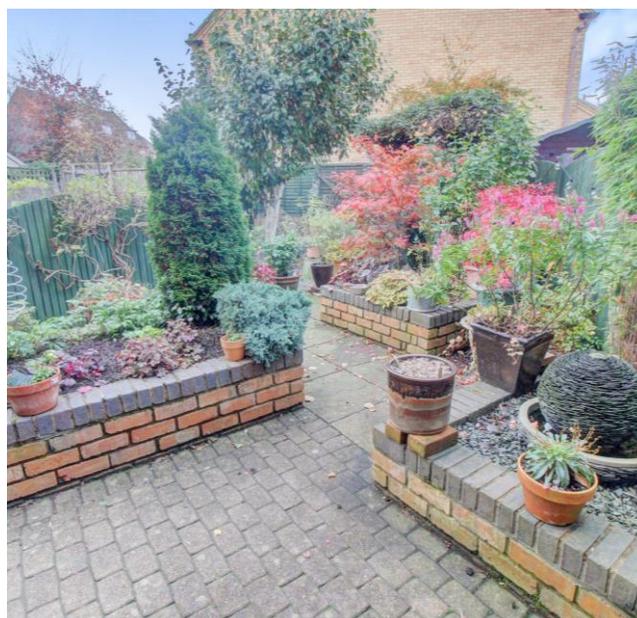
To the front is an integral garage with good parking and to the rear is a landscaped garden with rear access.

Majority Triple Glazing

Gas Central Heating

INTERNAL VIEWING IS HIGHLY RECOMMENDED.





## Property Specification

THREE STOREY TOWNHOUSE  
PRIVATE ROAD WITH GATED FRONTAGE  
THREE / FOUR BEDROOMS  
SPACIOUS LOUNGE  
FITTED KITCHEN AND DINER

Hallway

Guest W.C.

Bedroom Four / Sitting Room 12' 7" x 9' 11" (3.83m x 3.02m)

Utility 12' 7" x 5' 3" (3.83m x 1.60m)

First Floor Landing

Lounge 15' 7" x 12' 7" (4.75m x 3.83m)

Dining area 13' 11" x 8' 10" (4.24m x 2.69m)

Kitchen 13' 11" x 6' 4" (4.24m x 1.93m)

Second Floor Landing

Bedroom One 13' 10" x 11' 5" into wardrobe (4.21m x 3.48m)

En-suite 11' 7" x 3' 10" (3.53m x 1.17m)

Bedroom Two 12' 8" into wardrobe x 8' 9" (3.86m x 2.66m)

Bedroom Three 11' 3" x 6' 6" (3.43m x 1.98m)

Bathroom 7' 9" x 4' 6" (2.36m x 1.37m)

Garage 16' 8" x 8' 3" (5.08m x 2.51m) (max dimensions)

Landscaped Garden

### 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: 30th October 2021

### Viewer's Note:

Services connected: Mains Gas, electricity, drainage  
Council tax band: E  
Tenure: Freehold  
Service Charges: £216.12 p/a TBC

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

