
16 Angorfa Close,
Lichfield WS13 8AG
Downes & Daughters
ESTATE AGENCY

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16 Angorfa Close, Lichfield WS13 8AG £275,000

We really do think this is one of Lichfield's best kept secrets, a centrally located cul-de-sac, positioned half way up Walsall Road, within easy reach of the City Centre, boasting a selection of terraced houses with gardens and garages and spacious duplex apartments. A rather rare offering within this price bracket. Our most recent listing is offered for sale with no onward chain and can only be described as 'really rather cool', presented in a contemporary minimalist style and benefitting from a tasteful makeover by the current owner to an exacting standard. The ground floor comprises: An entrance hallway with storage room, spacious living room with under stairs cupboard and attractive fitted alcove shelving and cupboard, a stylish kitchen diner with breakfast bar and a modern garden room with an entire glazed rear wall with sliding doors and a useful utility area. The first floor is equally impressive with two bedrooms and a refitted bathroom and views to the rear toward Christ Church. Externally there is a single garage located in a separate block, lawned fore garden, rear garden with patio seating areas and gated access to the rear.

Viewing is essential to appreciate just how charming this delightful home really is.

GROUND FLOOR

Entrance Hallway • Storage Room • Living Room • Kitchen Diner • Garden Room • Utility Area

FIRST FLOOR

Landing • Bedroom One (built in wardrobe) • Bedroom Two (views towards Christ Church • Bathroom

OUTSIDE

Single Garage In Separate Block • Lawned Fore Garden • Lawned Rear Garden • Gravel & Patio Seating Areas • Fenced Boundary • Gated Access To Rear

FURTHER INFORMATION

No Onward Chain • Freehold (TBC by solicitor) • Council Tax Band B • Energy Rating ? • Recently Installed High Quality Electric Radiators • Upvc Double Glazing • Mains Sewerage • Friary & Christchurch Catchment Areas





















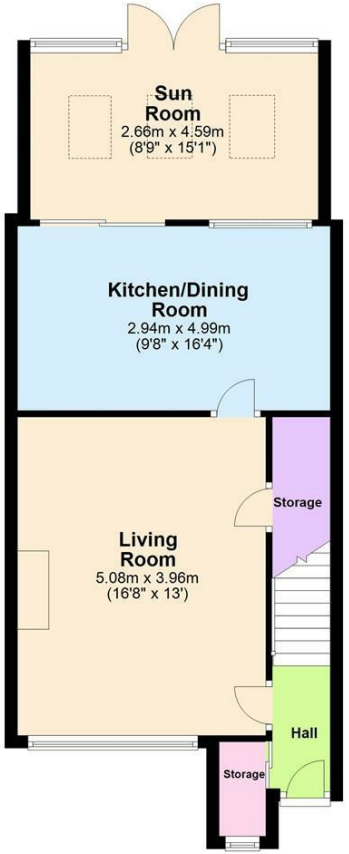






Ground Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



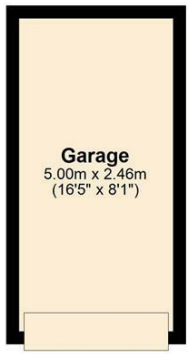
First Floor

Approx. 40.4 sq. metres (434.3 sq. feet)

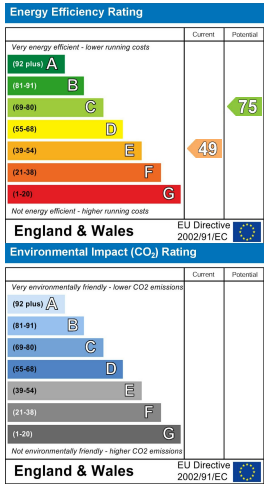


Garage

Approx. 12.3 sq. metres (132.3 sq. feet)



Total area: approx. 107.9 sq. metres (1161.3 sq. feet)





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