



6 Ormonds Close,
Lichfield WS13 8EG

Downes & Daughters
ESTATE AGENCY

6 Ormonds Close, Lichfield WS13 8EG £495,000

A thoroughly impressive three bedroom detached family home, benefiting from a wonderfully private south facing garden, only moments away Walsall Road and an easy walk in to the City Centre. Totally refurbished and reconfigured by the current owners to offer the most flawlessly designed interior with flexible accommodation over just two floors and the added benefit of porcelain flooring to the entire ground floor and some high end finishes to the kitchen and bathrooms. The ground floor offers an entrance hall with an elegant return staircase rising to the first floor, double aspect living room seamlessly opening to the rear extension dining area with Prime sliding doors to the rear garden. The striking 'multi-zone' kitchen is finished with a Dekton worksurface with a wealth of integrated AEG appliances and a clever informal seating area with Prime sliding window to the garden. A useful home study or sitting room boasts a stylish boot room shaker style storage unit and a guest cloakroom completes the ground floor. The first floor has a gallery landing, a principal bedroom with built in wardrobes and a contemporary en suite shower room and the two further bedrooms are served by a modern family bathroom. If all this wasn't enough, further treats lie outside with a stylishly landscaped south facing rear garden with great levels of privacy, single garage with power and a private driveway adjacent to the property with an EV charger. A magnificent pergola glass room is also available by separate negotiation.

Viewing is essential to appreciate the striking contemporary presentation of this home and its enviable and easily accessible position within the development.

GROUND FLOOR

Entrance Hallway • Stylish Guest Cloakroom • Living Room Seamlessly Opening To The Rear Extension • Dining Area With Prime Sliding Patio Doors To Rear Garden • Striking Multi Zone Kitchen With Prime Sliding Window, Dekton Worksurfaces, Informal Eating Space & A Wealth Of Fitted AEG Appliances • Home Study / Sitting Room With Boot Room Style Shaker Storage Unit

FIRST FLOOR

Elegant Gallery Landing With Return Staircase & Mid Landing Window • Principal Bedroom With Built In Wardrobes • Contemporary En Suite Shower Room • Bedroom Two With Built In Wardrobe • Bedroom Three • Modern Family Bathroom

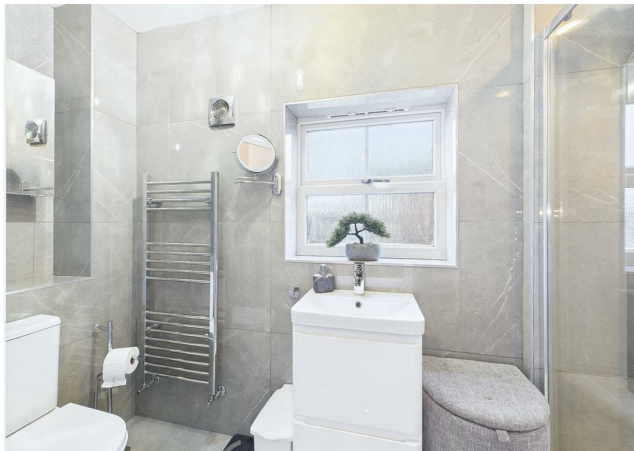
OUTSIDE

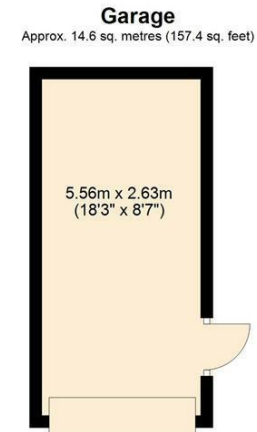
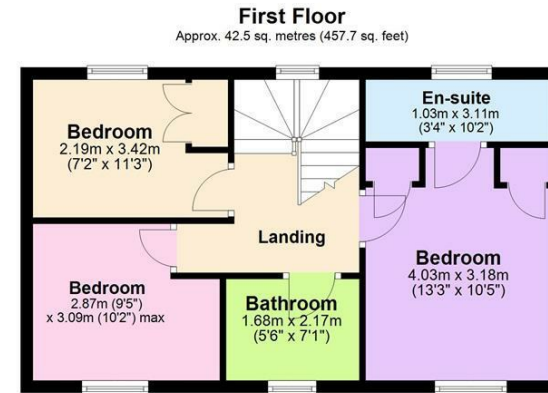
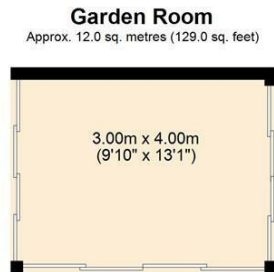
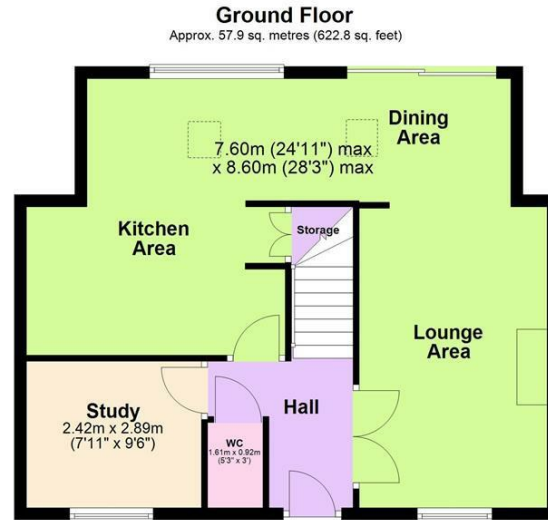
Stylishly Planted Front Garden • Private Driveway Parking Adjacent To The House With EV Charger • Single Garage With Power & Personnel Door To Garden • Wonderfully Private South Facing Landscaped Rear Garden With Porcelain Patio Seating Areas, Neat Lawn & Attractive Borders • (NB. Pergola glass room is available under separate negotiation)

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating C • Upvc Double Glazing With Plantation Shutters To Many Windows • Porcelain Tiled Floor To Entire Ground Floor • All Mains Services







Total area: approx. 127.0 sq. metres (1366.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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