



22 Carmichael Close, Lichfield
WS14 9YW

Downes & Daughters
ESTATE AGENCY

22 Carmichael Close, Lichfield WS14 9YW £495,000

A rare opportunity to acquire a detached bungalow in such a central position, with a south facing garden, occupying an enviable plot within this popular residential road. Carmichael Close joins Roman Way at the heart of Boley Park, with an open outlook over public green space and within easy reach of the City Centre and less than 0.5 miles from Lichfield City Station. Offered for sale with no onward chain, the property extends to 1100 square feet and offers flexible accommodation over a single floor. Comprising: Entrance hallway with guest cloakroom, spacious living and dining room, shaker style fitted kitchen, internal central hallway with airing cupboard, modern shower room, conservatory and three bedrooms. Two with fitted wardrobes. Externally the attractive plot benefits from a private block paved driveway providing parking for three cars, a single garage and a wonderfully private, south facing rear garden with lawn and patio seating areas.

Viewing is essential to appreciate the flexible layout of this desirable home and its enviable central location.

INTERNAL ACCOMMODATION

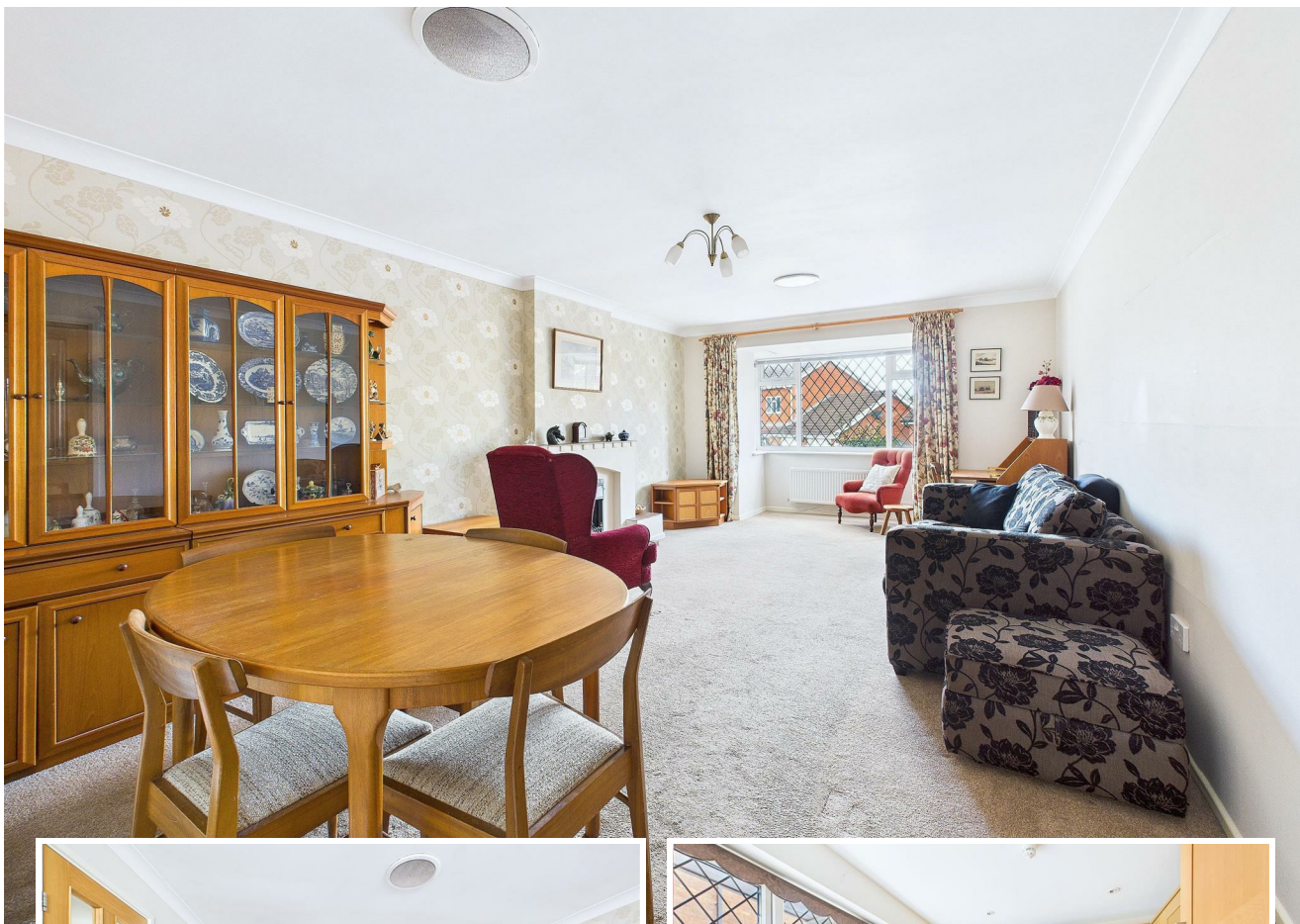
Entrance Hallway • Guest Cloakroom • Bedroom Three With Fitted Wardrobe • Fitted Shaker Style Kitchen • Spacious Living & Dining Room • Internal Hallway With Airing Cupboard & Folding Ladder To Loft Space • Bedroom One With Fitted Wardrobe • Modern Shower Room • Bedroom Two / Study Or Hobby Room With Door To • Conservatory • Side Porch Storage Area

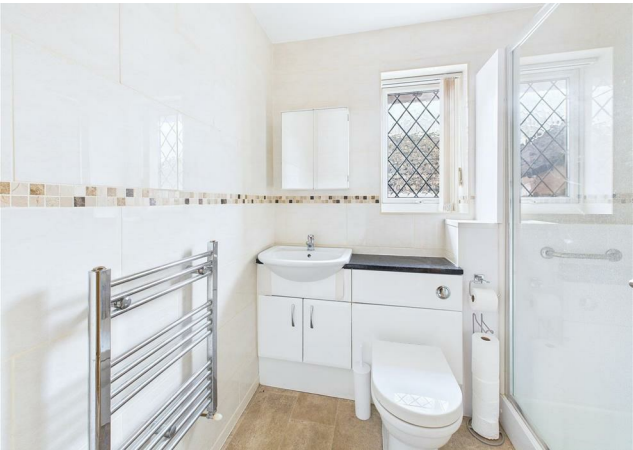
OUTSIDE

Private Block Paved Driveway For A Number Of Vehicles • Stylishly Planted Front Garden • Single Garage With Personnel Door To Rear Garden • Wonderfully Private South Facing Lawned Rear Garden • Patio Seating Area • Timber Storage Shed & Lean To Greenhouse

FURTHER INFORMATION

Freehold (TBC By Solicitor) • No Onward Chain • Energy Rating D • Council Tax Band D • Upvc Double Glazing • Gas Central Heating • All Mains Services







Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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