



6 Warren Close, Lichfield
WS14 9XN

Downes & Daughters
ESTATE AGENCY

6 Warren Close, Lichfield WS14 9XN £595,000

A thoroughly impressive, extended four bedroom detached family home, on this quiet cul-de-sac just off Darnford Lane at the heart of Boley Park. Moments away from Darnford Park yet still within easy reach of the City Centre and only 0.6 miles from Lichfield Trent Valley Station providing direct trains to London, Birmingham and Manchester. This delightful home has been extended by the current owners to offer spacious and stylish interiors with a truly flexible, family friendly, layout. The wonderfully bright accommodation comprises an entrance hallway, guest cloakroom, living room, dining room with patio door to garden, kitchen breakfast room opening in to an attractive conservatory, a utility and boot room with access to the side return. The first floor is equally impressive with an elegant gallery landing, a vast principal bedroom with a wide range of fitted bedroom furniture and en suite shower room, three further bedrooms, two with fitted wardrobes, and a family bathroom. Another treat lies in wait outside with the most beautifully presented rear garden boasting an immaculate lawn, patio seating areas with covered pergolas, landscaped pond complete with Koi Carp and stylishly planted borders with an abundance of shrubs and flowering plants. There is also a double garage and a block paved private driveway providing 'side by side' parking.

Viewing really is essential to appreciate the charming nature of this stylish home.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room • Dining Room With Patio Doors To Rear Garden • Breakfast Kitchen • Conservatory • Utility & Boot Room With Access To Side Return

FIRST FLOOR

Elegant Gallery Landing With Airing Cupboard • Double Aspect Principal Bedroom With A Wide Range Of Fitted Furniture • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three With Fitted Wardrobes • Bedroom Four • Family Bathroom

OUTSIDE

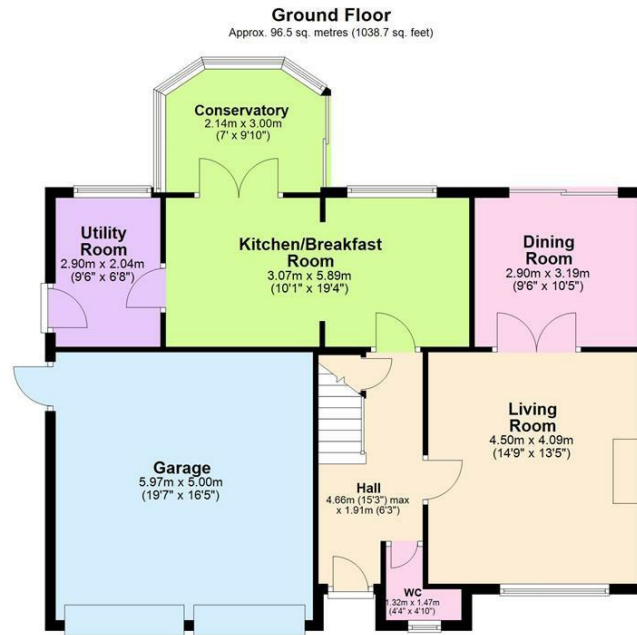
Block Paved Private Driveway Providing 'Side By Side' Parking • Neat Lawned Front Garden & Gated Side Access • Double Garage • Beautifully Presented Landscaped Rear Garden • Manicured Lawn & Stylishly Planted Herbaceous Borders • Patio Seating Areas With Covered Pergolas • Attractive Pond Adjacent To The Property Complete With Koi Carp

FURTHER INFORMATION

Freehold (TBC with solicitor) • Council Tax Band F • Energy Rating D • Upvc Double Glazing • All Mains Services







Total area: approx. 168.9 sq. metres (1817.8 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	60	66
(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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