



9 Scott Close,
Lichfield WS14 9DB

Downes & Daughters
ESTATE AGENCY

9 Scott Close, Lichfield WS14 9DB Offers in excess of £160,000

A rare opportunity to acquire a one bedroom terraced bungalow, only 0.25 miles away from Lichfield City Train Station, perfectly positioned to enjoy all the benefits City Centre living brings, with a host of bars, restaurants and amenities on your doorstep. Offered for sale with no onward chain, the naturally bright interior has benefitted from a recent shower room upgrade and comprises: Covered porch entrance with storage cupboard, entrance hallway, modern shower room, living room, bedroom, kitchen with pantry and access to rear garden and a utility linking the kitchen to the hallway. Externally there is an allocated parking space, pleasant central green, neat front lawn, rear storage cupboard and well presented rear garden with patio seating area, neat lawn, established borders, timber storage shed and gated rear access.

Viewing is essential to appreciate the central position and attractive nature of this property and understand the rarity in which they are sold on the open market.

INTERNAL ACCOMMODATION

Covered Porch With External Storage Cupboard • Entrance Hallway • Utility Room Linking To Kitchen • Refitted Shower Room • Living Room • Bedroom • Kitchen With Pantry & Access To Rear Garden

OUTSIDE

Boundary Railings • Neat Lawned Front Garden • Front & Rear Brick Stores • Well Presented Rear Garden With Patio Seating Area, Lawn & Stylishly Planted Borders • Timber Storage Shed • Rear Gated Access • Allocated Parking Space

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band B • All Mains Services • Upvc Double Glazing





Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A	(92 plus)	(91-91)
B	(81-91)	(80-90)
C	(69-80)	(55-68)
D	(55-68)	(38-54)
E	(38-54)	(21-38)
F	(21-38)	(1-29)
G	(1-29)	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A	(92 plus)	(91-91)
B	(81-91)	(80-90)
C	(69-80)	(55-68)
D	(55-68)	(38-54)
E	(38-54)	(21-38)
F	(21-38)	(1-29)
G	(1-29)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
89	71	



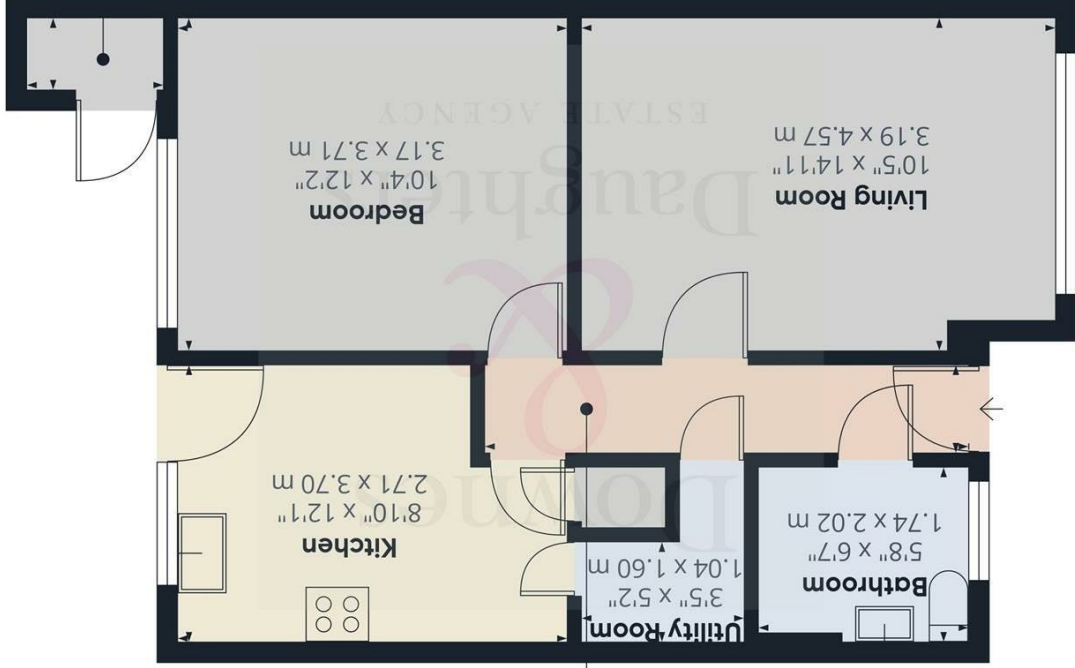
Approximate total area
505 ft²
46.9 m²

(1) Excluding balconies and terraces.

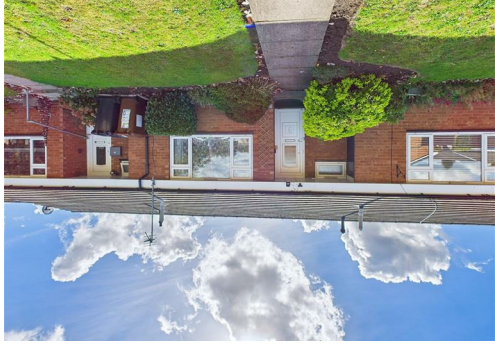
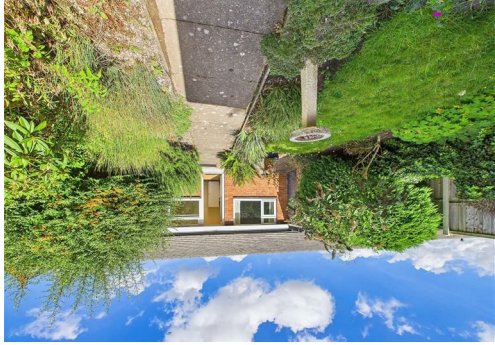
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFEE360

2'7" x 4'4"
0.81 x 1.34 m



2'9" x 15'4"
0.86 x 4.70 m



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Not All Agents Are Equal...