



Flinn Close, | | WS14 9YU

£425,000

 Webbs
estate agents

Summary

** SOUGHT AFTER LOCATION ** GOOD SCHOOL CATCHMENTS ** SPACIOUS LOUNGE ** KITCHEN AND DINING ROOM ** LAUNDRY ROOM ** THREE BEDROOMS ** SHOWER ROOM ** SINGLE GARAGE ** CORNER PLOT ** VIEWING ADVISED **

Situated in one of Lichfield's most desirable and sought after residential areas of Boley Park, this property is perfectly positioned within a sought-after school catchments. The property is well situated for all local amenities and is within easy reach to Lichfield Cathedral City Centre with its full range of shopping facilities. Offering links via Lichfield City Rail station to Birmingham New street and direct line to London Euston via Lichfield Trent Valley and provided easy access to the M6 Toll, A38 and A5. The accommodation briefly comprises: Entrance Hallway, spacious lounge, kitchen leading through to a dining area, laundry room, three bedrooms and a shower room. The property also boasts a private rear garden and single garage.

Key Features

- SOUGHT AFTER LOCATION
- CLOSE TO LICHFIELD CITY TRAIN STATION
- KITCHEN
- THREE BEDROOMS
- GARAGE
- GOOD SCHOOL CATCHMENT
- SPACIOUS LOUNGE
- DINING ROOM
- SHOWER ROOM
- ENCLOSED REAR GARDEN

Rooms and Dimensions

Entrance Hall

9'1" x 3'2" (2.77 x 0.98)

Living Room

27'1" x 13'2" (8.27 x 4.02)

Kitchen

9'7" x 8'3" (2.93 x 2.53)

Dining Area

7'4" x 8'0" (2.25 x 2.46)

Laundry Room

6'2" x 8'0" (1.88 x 2.44)

Landing

Bedroom One

12'4" x 8'3" (3.77 x 2.52)

Bedroom Two

11'5" x 8'11" (3.48 x 2.72)

Bedroom Three

7'0" x 7'9" (2.15 x 2.38)

Bathroom

6'0" x 7'3" (1.85 x 2.22)

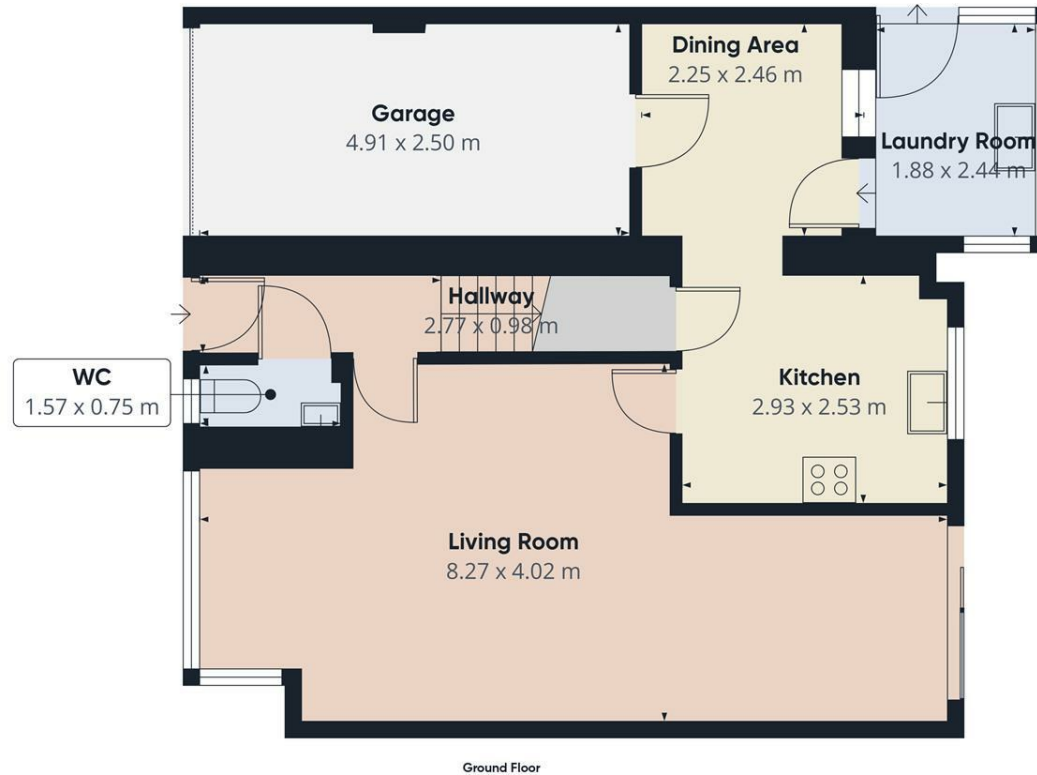
Garage

16'1" x 8'2" (4.91 x 2.50)

Identification Checks (R)







Approximate total area⁽¹⁾
63.7 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.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-120 kWh/m ² /year A	100-120 kWh/m ² /year A	100-120 g/m ² /year A	100-120 g/m ² /year A
120-135 kWh/m ² /year B	120-135 kWh/m ² /year B	120-135 g/m ² /year B	120-135 g/m ² /year B
135-150 kWh/m ² /year C	135-150 kWh/m ² /year C	135-150 g/m ² /year C	135-150 g/m ² /year C
150-165 kWh/m ² /year D	150-165 kWh/m ² /year D	150-165 g/m ² /year D	150-165 g/m ² /year D
165-180 kWh/m ² /year E	165-180 kWh/m ² /year E	165-180 g/m ² /year E	165-180 g/m ² /year E
180-200 kWh/m ² /year F	180-200 kWh/m ² /year F	180-200 g/m ² /year F	180-200 g/m ² /year F
200-250 kWh/m ² /year G	200-250 kWh/m ² /year G	200-250 g/m ² /year G	200-250 g/m ² /year G
250+ kWh/m ² /year H	250+ kWh/m ² /year H	250+ g/m ² /year H	250+ g/m ² /year H

England & Wales EU Directive 2002/91/EC

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