



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)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

