

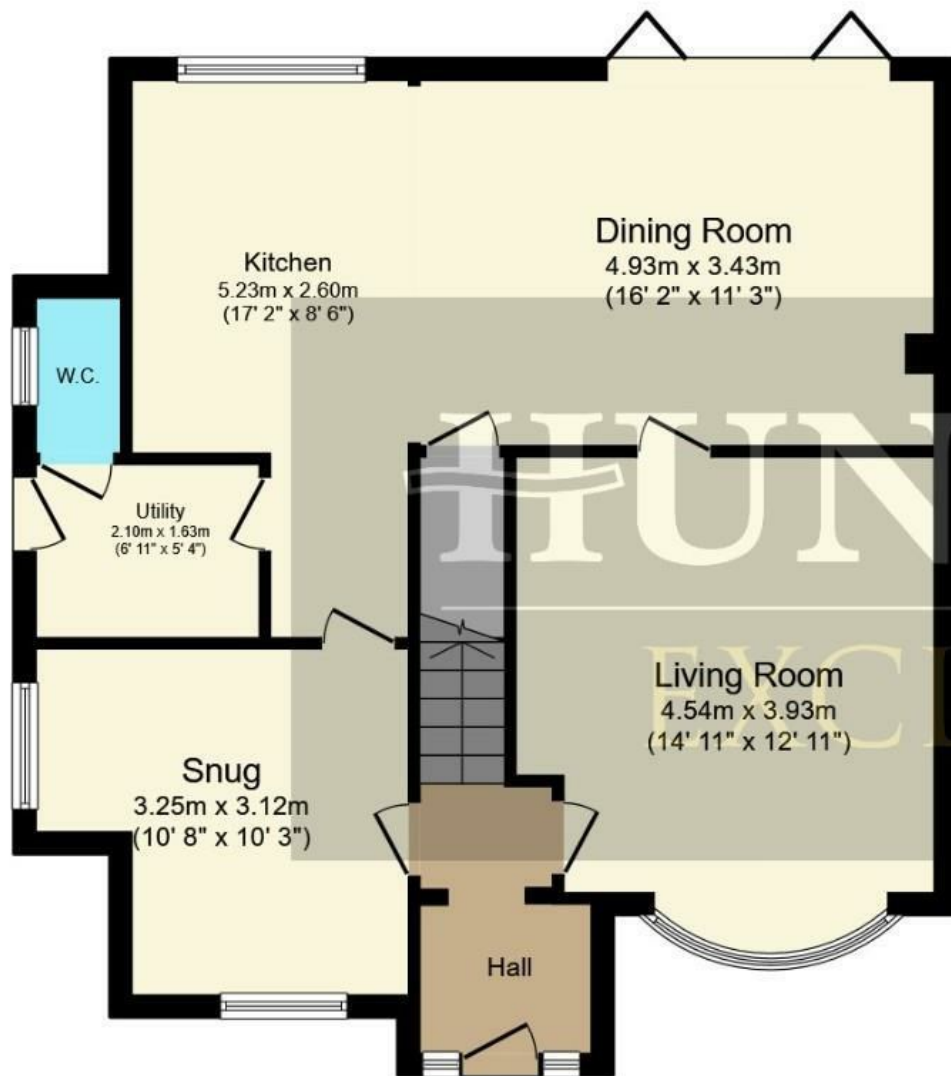


9 Trenance Close, Lichfield, WS14 9SJ

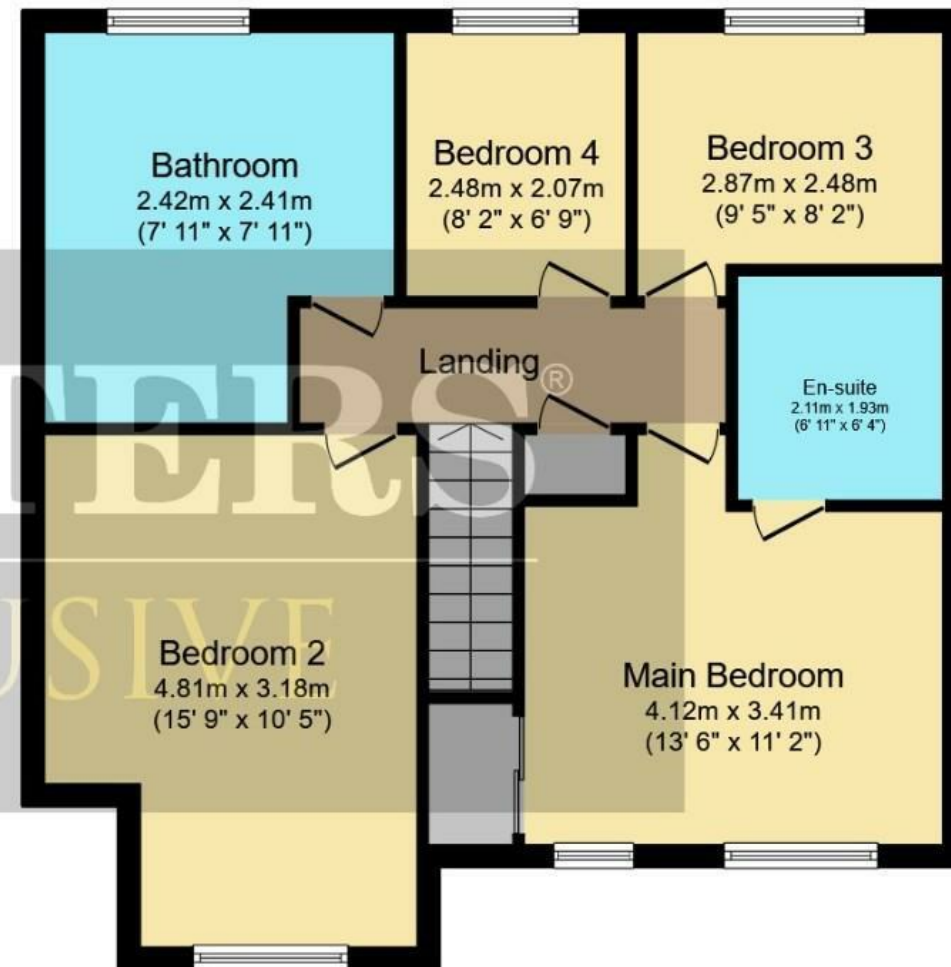
£590,000

this spacious and well positioned property is located on the ever popular and highly sought after Boley Park in Lichfield and has been updated by the current owners. This home has the perfect mix of space for family time and entertaining with the hub of the home being the fabulous open plan kitchen diner. Sitting at the end of a shared driveway makes it private and secure in a residential cul-de-sac. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hallway, Spacious Family Living Room, Snug/Playroom, Wonderful Open Plan Dining Kitchen with bi-folding doors onto the rear garden, Utility Room and a Guest WC. First Floor Landing, Master Bedroom with a refitted En-suite, three further bedrooms and a contemporary four-piece Family Bathroom. Garden to the rear with a Timber Garden Room currently used as an OFFICE. Driveway Parking to the front and a DETACHED SINGLE GARAGE. EPC rating - tbc

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000  
lichfield@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**

Total floor area 134.1 sq.m. (1,443 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by [www.focalagent.com](http://www.focalagent.com)

Entrance Hallway

accessed via a double-glazed door and having a ceiling light point, coving, vertical radiator, tiled flooring and stairs to the first floor

Living Room

having a ceiling light point, coving, radiator, wood flooring, door into the dining kitchen and a UPVC double-glazed bay window to the front aspect

Snug/Playroom

having a ceiling light point, radiator, UPVC double-glazed windows to the side and front aspects and a door into the

Dining Kitchen

fitted with a range of wall and base units, solid counter tops with co-ordinating upstands and a ceramic Belfast sink with a counter top drainer. Integrated double electric oven. five ring gas hob with contemporary extractor above, fridge-freezer, dishwasher and a wine fridge. Inset ceiling spotlights, four ceiling light points, useful under stairs pantry cupboard, solid oak breakfast bar, two radiators, wood flooring, UPVC double-glazed window to the rear aspect and aluminium bi-folding doors leading into the garden

Utility Room

have a base unit for storage with work surface and an inset stainless steel sink and drainer. Inset ceiling spotlights, space with plumbing for a washing machine and tumble drier, radiator, tiled floor and a double-glazed door leading to the side of the property. Door into the

Guest WC

having a wall mounted hand wash basin and a close-coupled WC. Ceiling spotlight, half tiling to walls, radiator, tiled floor and a UPVC double-glazed window to the side aspect

First Floor Landing

having two ceiling light points, loft access and a useful fitted airing cupboard which houses the central heating boiler

Master Bedroom

benefitting from a fitted double wardrobe providing hanging and storage space. Ceiling light point, radiator and two UPVC double-glazed windows to the front aspect. Door into the

En-suite

having a double walk-in shower enclosure with a mains powered over head fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a double walk-in shower enclosure with a mains powered over head fitment, panelled bath, his & hers hand wash basins and a push button WC. Inset ceiling spotlights, ceiling light point over the bath, panel effect tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Outside

the front of the property sits in a private position at the end of a shared driveway which services one other

property. There is a block paved driveway, access to the detached single garage, a timber pedestrian gate giving access to the rear of the property and a gate to the side of the garage giving space for a bin store.

the rear garden has a lawn with a paved patio seating area and a paved pathway to the side of the property. There is a further stoned seating area, useful outdoor electric point and a water tap

the garden also benefits from a timber outbuilding, currently used as a home office with lights and power points

the detached single garage is accessed via an electric shutter door and has light and power

AGENTS NOTE

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer. Creditors have no responsibility for any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to ensure they are in working order and condition. If a property is unoccupied at any time there may be reconnection charges for gas, water, electricity, off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC







