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SALES & LETTINGS

Darwin Close, Staffordshire, WSI3 7ET

**Offers Over £450,000**



https://www.abodemidlands.co.uk







**NO UPWARDS CHAIN** Situated in an established residential close in Lichfield, Darwin Close is a beautifully presented four bedroom family home offering bright, versatile accommodation, a landscaped rear garden and a separate garden home office with power and lighting. The thoughtfully arranged interior combines generous living and dining space with a contemporary breakfast kitchen, a useful downstairs cloakroom and a stylish first floor shower room.

Large windows bring plenty of natural light into the home, while the connected reception areas provide flexibility for everyday family life and entertaining. Upstairs, four bedrooms include a fourth room currently arranged as a dressing room with extensive fitted storage. A broad driveway and adjoining garage complement the accommodation, creating a practical home with an appealing balance of indoor and outdoor space.

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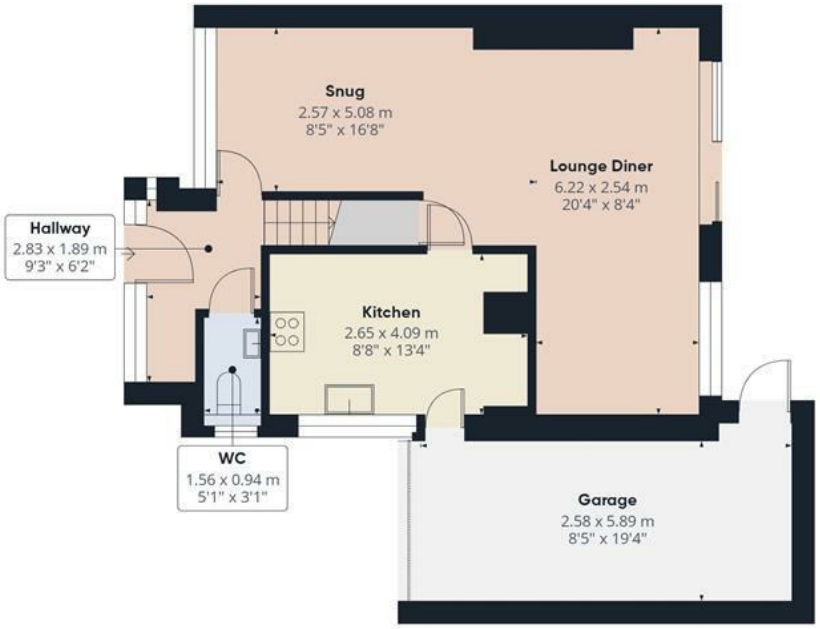













Floor 0




Floor 1




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**Approximate total area**(1)

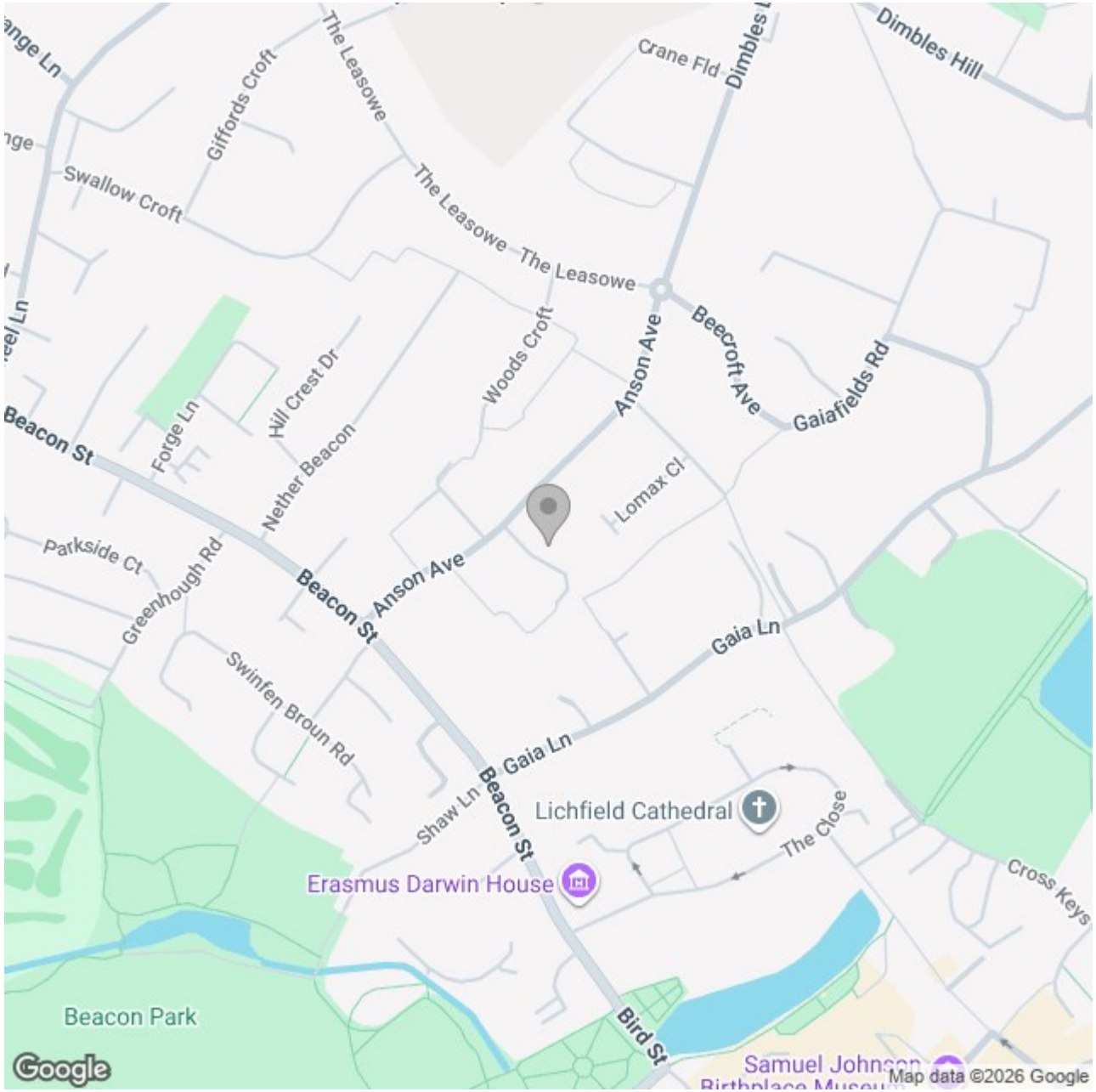
108.3 m²

1167 ft²

(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

| | 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 | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |



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