



34 Truro Close,  
Lichfield WS13 7SR

Downes & Daughters  
ESTATE AGENCY

## 34 Truro Close, Lichfield WS13 7SR £350,000

Downes & Daughters is delighted to offer for sale this three bedroom detached family home, in a desirable 'end of cul-de-sac' location, on this quiet residential estate. Nestled on Lichfield's rural fringe yet still within easy reach of the thriving City Centre and only moments away from the enormously popular Curborough Countryside Centre. The desirable position on the road affords a pleasant open outlook and the accommodation has a ground floor boasting a semi-open plan layout comprising: Entrance hallway, guest cloakroom, breakfast kitchen with double doors to the open plan dining and living room with double doors to the rear garden. Whilst the first floor has a landing with airing and storage cupboard, principal bedroom with fitted wardrobes, two further bedrooms and a family bathroom. Externally there is a private block paved driveway providing parking for a number of cars, a useful carport, single garage and a lawned west facing rear garden with stylishly planted borders and patio and decked seating areas.

Viewing is essential to appreciate the attractive layout of this delightful home and its enviable position within the road.

### GROUND FLOOR

Entrance Hallway With Storage Cupboard • Guest Cloakroom • Breakfast Kitchen With Double Doors To... • Dining Area Which Seamlessly Opens To... • Living Room With Double Doors To Rear Garden

### FIRST FLOOR

Landing With Airing & Storage Cupboard • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three • Family Bathroom

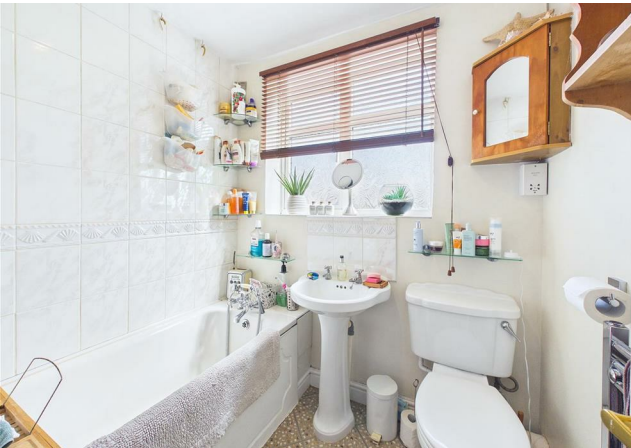
### OUTSIDE

Private Block Paved Driveway Providing Parking For A Number Of Vehicles • Carport • Single Garage With Power & Lighting • Gated Side Access • West Facing Enclosed Rear Garden • Shaped Lawn With Stylishly Planted Borders • Patio, Decked & Gravelled Seating Areas • Timber Storage Shed

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating D • Upvc Double Glazed Windows • All Mains Services







Approximate total area<sup>(1)</sup>  
1064 ft<sup>2</sup>  
98.9 m<sup>2</sup>

(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.

GIRAFFE 360

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 66      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



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