

# HUNTERS®

HERE TO GET *you* THERE



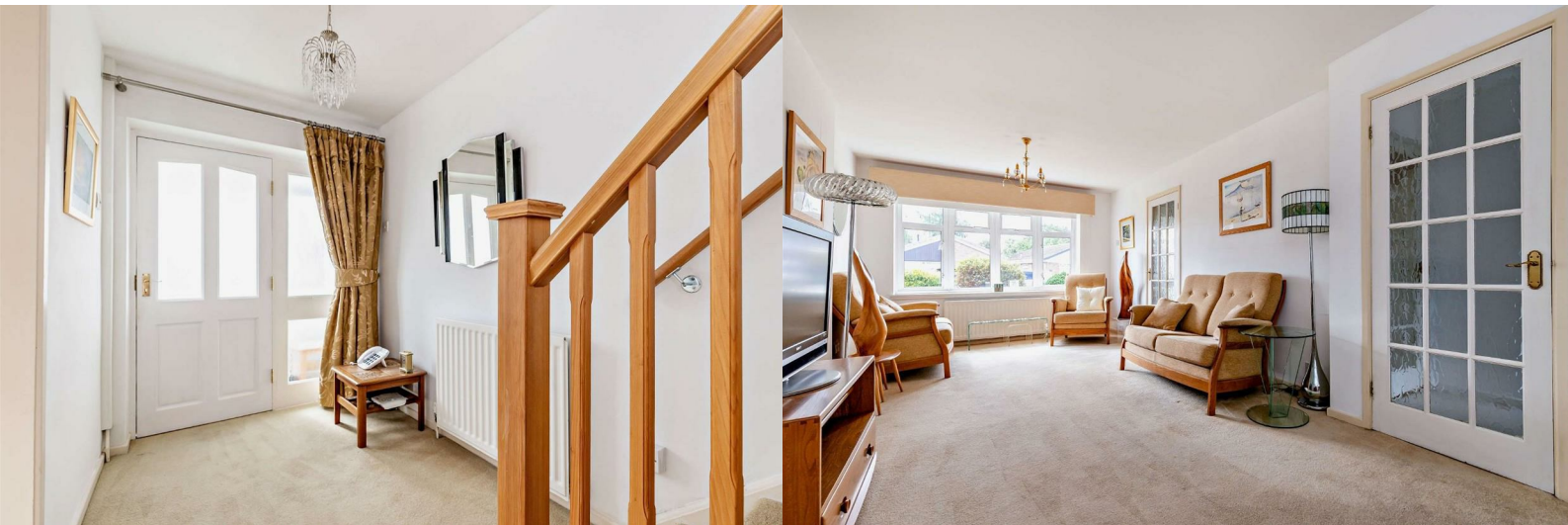
## Shakespeare Avenue

Lichfield, WS14 9BE

Asking Price £350,000

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Council Tax: D



# 5 Shakespeare Avenue

Lichfield, WS14 9BE

Asking Price £350,000



## Entrance/Porch

UPVC sliding door with frosted glass panelling which leads into a small porch, with a double-glazed window and tiled flooring

## Hallway

L shaped hallway with staircase and oak banister, single ceiling pendant, radiator with two glass panelled doors leading to living room/diner and kitchen

## Living Room/Diner

24'11" x 10'7" (7.60 x 3.24)

large bay window, two ceiling lights and two radiators. This leads into the panoramic conservatory (2.87m x 2.24m) via glass double glazed sliding doors, with double glazed windows, ceiling fan and tiled flooring. UPVC Yale patio doors lead to the rear low maintenance garden

## Kitchen

16'6" x 10'6" (5.03 x 3.22)

open plan kitchen has white gloss wall and base units, with black counter tops and breakfast bar. Chrome sink and mixer tap. Integrated fridge, microwave, oven and hob which are all Lamona appliances, double radiator and non-slip lino flooring

## Bedroom 1

16'0" x 8'9" (4.88 x 2.69)

The first bedroom has double glazed windows, single pendant ceiling light, double radiator

## Family Bathroom & Shower Room

toilet, sink, bath, fitted vanity unit with wall light & towel radiator. The shower room has a fitted Mira Electric shower concealed by a glass corner cubicle

with black marble effect splashback, lino flooring, towel radiator, toilet, sink, double glazed frosted windows and isolator fan.

## Bedroom 2

10'9" x 10'2" (3.28 x 3.11)

The second bedroom has a single ceiling light, double glazed windows, fitted double wardrobe, single radiator.

## Bedroom 3

13'8" x 9'6" (4.17 x 2.91)

spotlights, double glazed windows, single radiator, two fitted double wardrobes.

## Bedroom 4

10'9" x 10'3" (3.28 x 3.14)

single ceiling light pendant, double glazed windows, single radiator and storage cupboard with water tank.

## Exterior

Front of the property has a small low maintenance lawn, driveway for one car and single garage. Rear garden is low maintenance, NE facing with an outside tap.

## Garage

18'2" x 8'10" (5.56 x 2.70)

The garage has electric and has a separate WC and basin with tiled flooring.

Tel: 01543 419000



## Road Map



## Hybrid Map

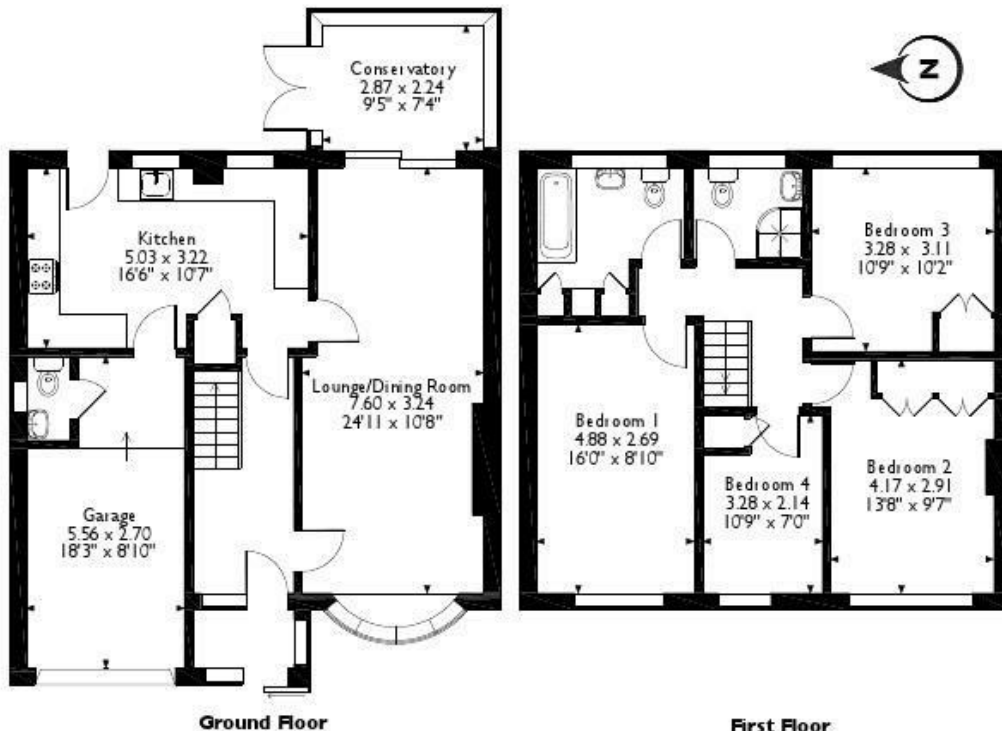


## Terrain Map



## Floor Plan

### 5 Shakespeare Avenue, Lichfield Approximate Gross Internal Area 138 Sq M / 1485 Sq Ft

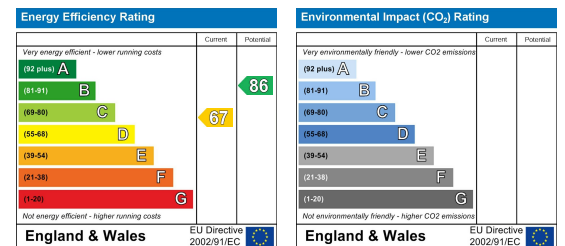


Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** 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.