

HUNTERS[®]

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Bromwich Drive

Lichfield, WS13 8SD

£450,000



Council Tax: E



5 Bromwich Drive

Lichfield, WS13 8SD

£450,000



Entrance Hallway

accessed via the UPVC double-glazed front entrance door and having a ceiling light point, radiator, wooden flooring and the stairs leading to the first floor accommodation

Guest WC

having a vanity hand wash basin and a close-coupled WC. Ceiling light point, radiator, wooden flooring and a UPVC double-glazed window to the front aspect

Living Room

having a feature marble fireplace with a fitted gas fire. Two ceiling light points, coving, wall light fitment, decorative dado rail, two radiators, UPVC double-glazed patio doors leading into the rear garden and UPVC double-glazed windows to the front and rear aspects

Dining Room/Snug

having a ceiling light point, coving, radiator, co-ordinating wooden flooring and a UPVC double-glazed window to the front aspect

Kitchen

fitted with a range of oak effect base and wall units with roll top work surfaces and an inset stainless steel sink and a half with drainer. Integrated appliances include an electric oven with hob and extractor hood, under counter freezer, free-standing fridge and further appliance space for an integrated dishwasher. Ceiling light point, part tiling to walls, radiator, tiles to floor, UPVC double-glazed window to the rear aspect and open access to the

Utility

co-ordinating with the kitchen and having wall and base units with a roll top work surface. Ceiling light point, space with plumbing for a washing machine, appliance space for a tumble drier, radiator and tiled flooring. Access to the

Second Hallway

this hallway provides access via the second UPVC double-glazed entrance door at the front of the property and leads through to the rear garden. There is a staircase giving access to the second bedroom with en-suite making it a perfect hive for a teenager with a ceiling light point and tiled flooring.

Bedroom Two

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

En-suite

modernised by the current seller and having a tiled and enclosed shower cubicle with electric fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, loft access, extractor fan, tiling to walls, towel radiator and laminate flooring

First Floor Landing

accessed from the entrance hallway and having a useful airing cupboard. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the rear aspect

Master Bedroom

benefitting from a built in triple wardrobe providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

En-suite

again modernised by the current seller and having a fully tiled shower cubicle with mains fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator and laminate flooring

Bedroom Three

with a fitted storage cupboard. Ceiling light point, radiator and two UPVC double-glazed windows to the front aspect

Bedroom Four

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

Family Bathroom

also modernised and co-ordinated with the en-suite shower rooms. Panelled bath with overhead mains shower attachment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, tiling to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road

behind a tarmac driveway providing ample off-road parking, this in turn leads to the SINGLE GARAGE with an up and over door. There is a UPVC double-glazed front entrance door into the entrance hallway and a further UPVC double-glazed door into the secondary hallway.

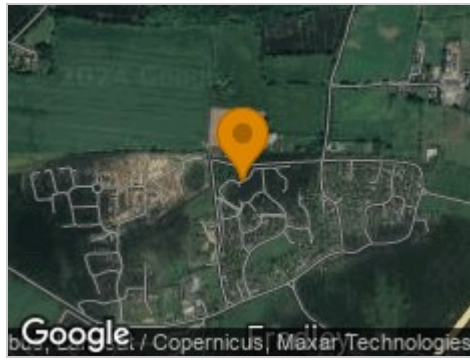
the rear of the property has a lawn with well stocked borders and established shrubs. There are two decked seating areas, a further pebbled seating area, screen fencing, useful garden tap and a wooden pedestrian gate giving access to the front.



Road Map



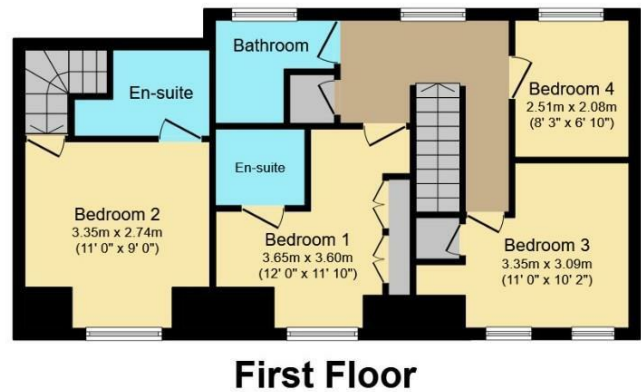
Hybrid Map



Terrain Map



Floor Plan



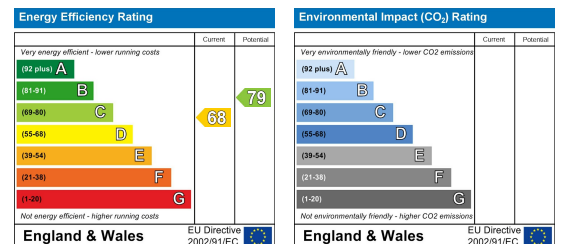
Total floor area 121.0 sq.m. (1,302 sq.ft.) approx

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).
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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.
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