

# HUNTERS<sup>®</sup>

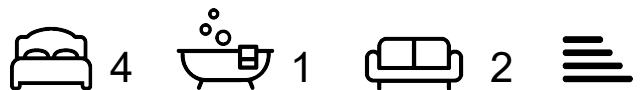
HERE TO GET *you* THERE



## Whitehall

Lichfield, WS13 7AF

£550,000



Council Tax: E



# 1 Whitehall

Lichfield, WS13 7AF

£550,000



## Hallway

accessed via solid wood door with glass panels. With traditional high ceilings and having a ceiling light point, two wall light fitments, two radiators, stairs leading to the first floor accommodation, part tiled floor and original parquet flooring

## Guest Cloakroom

having a corner vanity hand wash basin with tiled splashback and a high-level WC. Ceiling light point, radiator and tiled floor.

## Living Room

fitted with a log burner on a tiled hearth and a wooden mantle. Ceiling light point, decorative picture rail, two wall light fitments, two radiators and wooden sash windows to the front aspect

## Kitchen

with a range of wall and base units with roll top work surfaces. Belfast sink with a mixer tap. Double Belling electric oven, gas hob and extractor hood. Integrated fridge freezer and further appliance space. Two ceiling light points, tiled flooring, sash window to the rear aspect and part glazed wooden stable door which leads to the communal courtyard

## Utility Room

accessed via a door from the kitchen and having space with plumbing for a washing machine and a wall mounted combi boiler. Inset ceiling spotlights, radiator, tiled flooring and a wooden sash window to the front aspect

## Dining Room

having a feature open fireplace with a tiled surround and hearth and ornate wooden mantle. Ceiling light

point, exposed wood beam, decorative picture rail, wall light fitment, radiator and a wooden sash window to the rear aspect

## First Floor Landings

having two landings, both accessed via the same staircase from the ground floor hallway. The first part of the landing having a ceiling light point and a wall light fitment. The second part of the landing having three ceiling light points, one wall light fitment, two radiators and a wooden sash window to the rear aspect

## Bedroom Four

having a decorative feature fireplace. Two ceiling light points, decorative picture rail, radiator and wooden sash window to the rear aspect

## Bedroom Two

having a feature fireplace on a tiled hearth with tiled surround. Ceiling light point, decorative picture rail, two wall light fitments, radiator and wooden sash window to the front aspect

## Bedroom Three

having a feature fireplace with hearth and surround. Two ceiling light points, decorative picture rail, radiator, door into bedroom two and wooden sash window to the front aspect

## Master Bedroom

having a decorative cast iron fireplace on a granite effect hearth with wooden surround. Ceiling light point, decorative picture rail, two radiators and dual aspect wooden sash windows to the front and rear elevations



## Bathroom

having a freestanding bath with mixer tap, fully enclosed shower cubicle with mains powered fitment, pedestal hand wash basin and a high-level WC. Ceiling light point, two wall light fitments, part tiling to walls, radiator, wood effect laminate flooring and a wooden sash window to the front aspect

## Outside

the front of the property sits on the road behind the pedestrian pathway.

the rear is accessed via communal entrance into a shared courtyard providing parking and pedestrian access through the kitchen door. There is a communal garden which is shared between three properties

## AGENTS NOTE

The property is Grade II listed

The property is Freehold and it includes the ground floor and first floor only. The second floor is on a separate title and not owned by our vendor



## Road Map



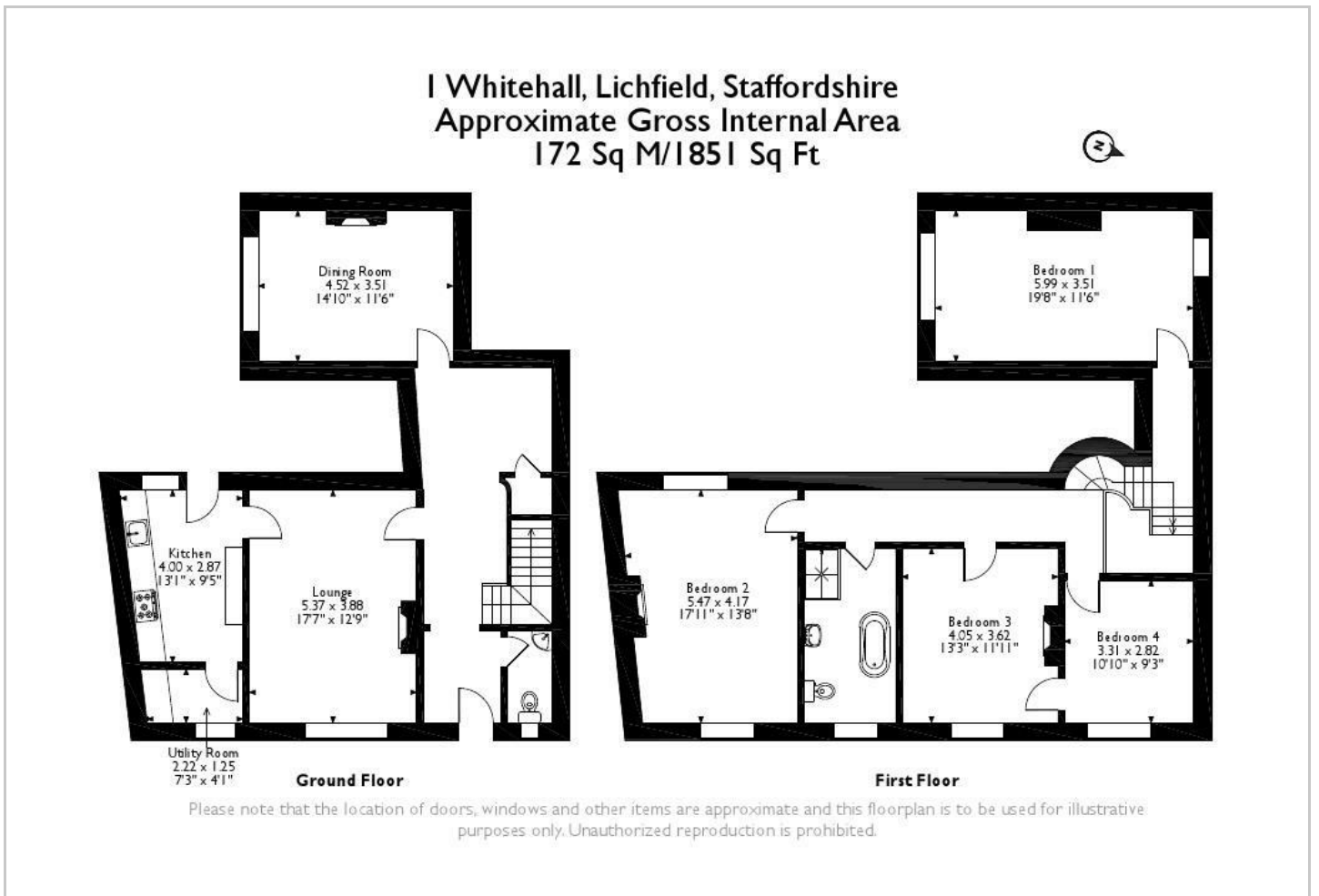
## Hybrid Map



## Terrain Map



## Floor Plan



## 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.