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Fecknam Way

Lichfield, WS13 6BY

Guide Price £350,000



Council Tax: D



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Entrance Porch

accessed via a UPVC double-glazed front entrance door and having two wall light fittings, laminate flooring and a UPVC double-glazed door leading into the

Open Plan Hallway

having an open hallway with a ceiling light point, radiator and stairs leading to the first floor accommodation. Open access to the

Lounge/Diner

having a coal effect gas fire on a stone hearth with a feature surround. Two ceiling light points, coving, two radiators, door giving access to the kitchen, UPVC double-glazed window to the front aspect and UPVC double-glazed patio doors into the

Conservatory

having a brick base and UPVC double-glazed units. Ceiling light point, tiled floor and UPVC double-glazed French doors leading into the rear garden

Kitchen

fitted with a range of wall and base units, granite effect work surfaces with matching upstands and an acrylic sink and half with drainer. Integrated appliances include a double oven, induction hob and extractor hood. Space with plumbing for a washing machine and appliance space for a fridge-freezer. Ceiling light point, coving, useful pantry cupboard, part tiling to walls, laminate floor, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door to the

Rear Passageway

providing covered access from the front of the

property to the rear garden and having a ceiling light point and a useful storage cupboard.

First Floor Landing

having an airing cupboard housing the gas central heating boiler. Ceiling light point, access to the partially boarded loft via a fitted ladder, coving and a UPVC double-glazed window to the side aspect

Bedroom One

having a double fitted wardrobe providing hanging and storage space. Ceiling light point, coving, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

Bedroom Two

with a range of fitted storage furniture and a double fitted wardrobe providing ample storage space. Ceiling light point, coving, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a bulk head storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

fitted with a panelled bath with electric shower fitting, pedestal hand wash basin and a close-coupled WC. Ceiling light point, Radiator, laminate flooring and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road behind a lawn fore garden, there is a driveway along

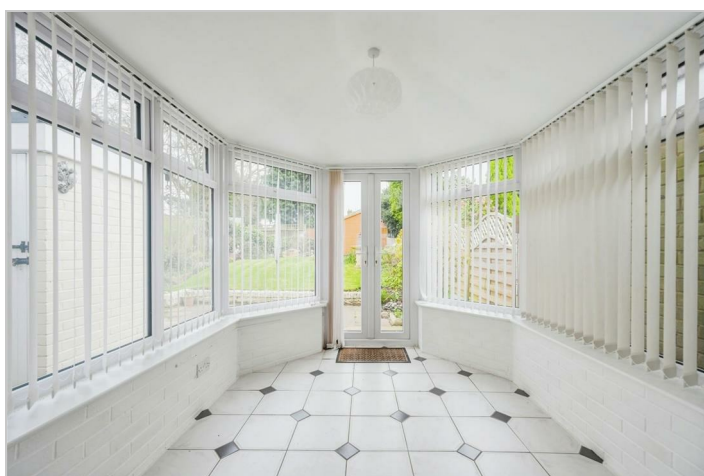
Tel: 01543 419000

the side of the property and leading to the SINGLE GARAGE which has an electric roller door with light and power.

the enclosed rear garden is well established with a lawn and stocked borders. There is a paved patio providing seating areas, a garden pond, useful garden shed, brick outhouse for storage and a UPVC double-glazed door giving rear access into the garage.

Agents Note

this property is currently leasehold and the seller is in the process of purchasing the freehold. The property will be Freehold upon completion.



Road Map



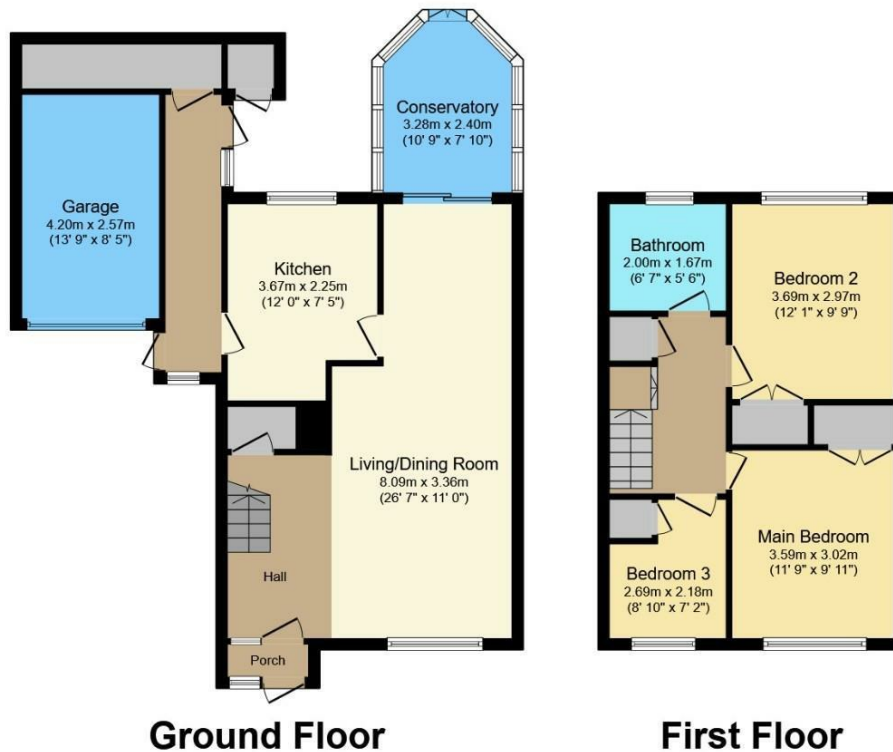
Hybrid Map



Terrain Map



Floor Plan



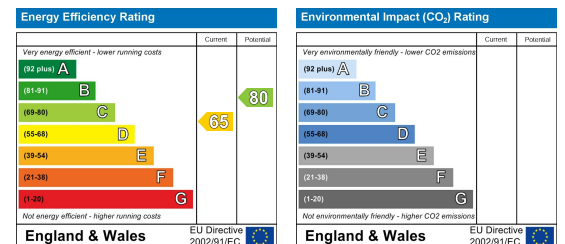
Total floor area 115.6 m² (1,245 sq.ft.) approx

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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