

HUNTERS[®]

HERE TO GET *you* THERE



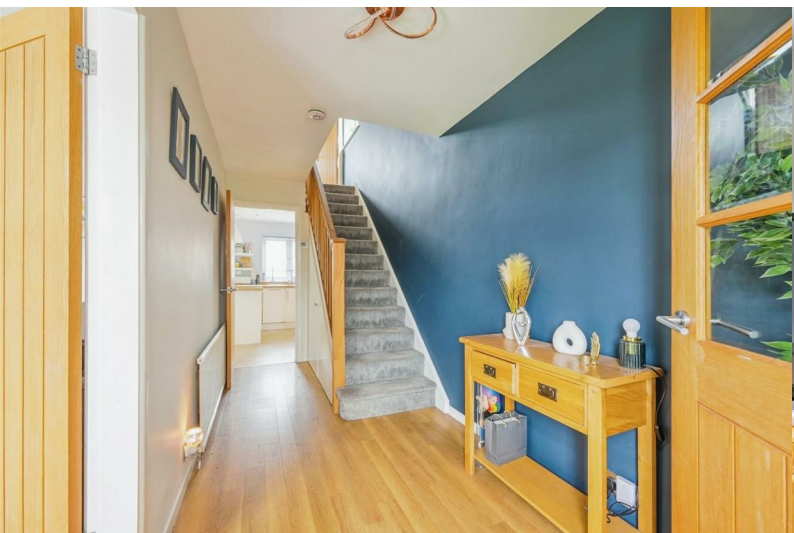
Shakespeare Avenue

Lichfield, WS14 9BE

Offers In The Region Of £350,000



Council Tax: C



4 Shakespeare Avenue

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Entrance Porch

accessed via a composite front door and having a UPVC double glazed window to the side aspect

Hallway

having a ceiling light point, radiator, a useful under stairs storage cupboard, wood flooring and stairs to the first floor

Living Room

having a wall mounted electric fireplace, ceiling light point, radiator and a UPVC double glazed window to the front aspect

Dining Kitchen

with a range of wall and base units and a breakfast bar with wooden worktops, a stainless steel sink and drainer with a mixer tap, double electric oven with an inset hob and extractor fan. Integrated appliances include a dishwasher and fridge/freezer. Spotlights, three ceiling light points, two radiators, storage cupboard, wooden door giving access to the garage and a UPVC double glazed window and door to rear aspect

Conservatory

accessed via patio doors from the kitchen, all UPVC double glazing and french doors giving access to the rear garden

First Floor Landing

having a ceiling light point, access to the loft and a UPVC double glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

with a close-coupled WC, vanity handwash basin with storage and a corner shower cubicle with mains fitment. Ceiling light point, heated towel rail, laminate flooring and a UPVC double glazed window to the rear aspect

Outside

the property is set back from the road with a paved driveway and an artificial lawn with a pathway to side of the property giving pedestrian access to the rear. There is a SINGLE GARAGE which has light, power and plumbing for a washing machine accessed via an up and over door.

The rear garden has a paved patio and lawn area with side access via a wooden gate to the front of the property



Road Map



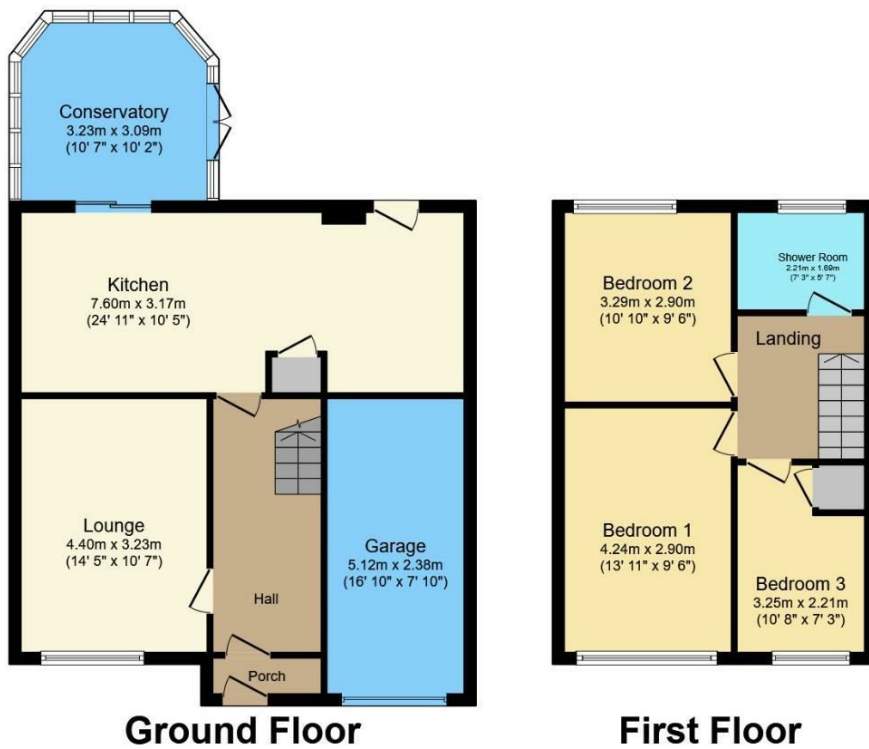
Hybrid Map



Terrain Map



Floor Plan



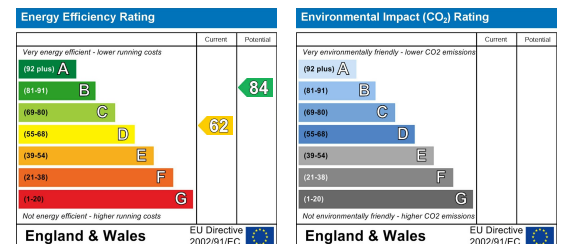
Total floor area 111.8 m² (1,204 sq.ft.) approx

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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