

HUNTERS[®]

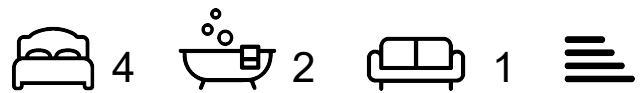
HERE TO GET *you* THERE



Berry Hill Manor

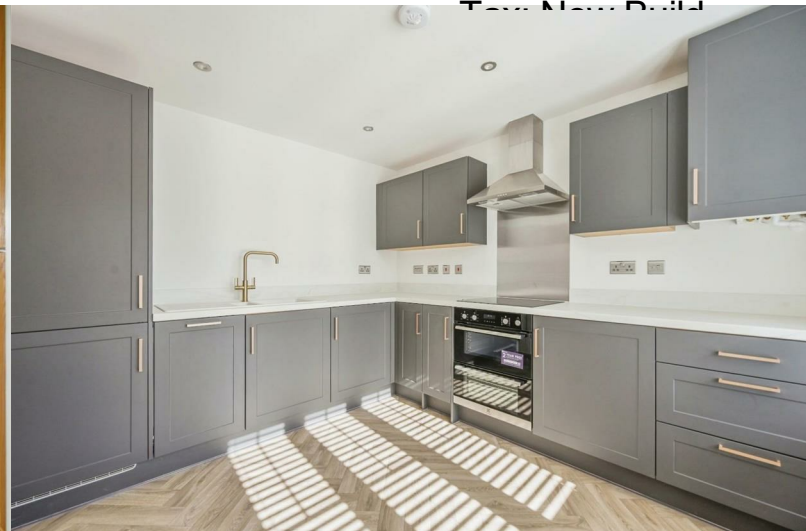
Axten Avenue, Lichfield, WS14 9GD

£419,940



Council

Four New Build



Plot 498 Berry Hill Manor

Axten Avenue, Lichfield, WS14 9GD

£419,940



Entrance Hallway

via a wood front entrance door and having useful under stair storage. Ceiling light point, radiator, herringbone wood effect laminate flooring and stairs leading to the first floor

Guest WC

having a pedestal hand wash basin and a close coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls with chrome trim, chrome towel radiator and herringbone vinyl flooring

Dining Kitchen

with a range of modern base and wall units with marble effect roll top work surfaces and an acrylic sink with upgraded ironmongery. Integrated electric oven, induction hob with stainless steel splashback and stainless steel extractor hood, integrated fridge-freezer, dishwasher and washer/drier. Inset ceiling spotlights, radiator, herringbone wood effect laminate flooring and a UPVC double-glazed window to the front aspect

Living Room

with a useful storage cupboard which could even come in handy as a home office space. Ceiling light point, radiator, UPVC double-glazed window to the rear aspect and bi-fold doors leading onto the rear garden

First Floor Landing

again with a useful storage cupboard. Ceiling light point and stairs giving access to the second floor

Bedroom Two

with fitted storage. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

again with fitted storage. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Four

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

Family Bathroom

having a panelled bath with an over head mains shower, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls with chrome trim, chrome towel radiator, herringbone wood effect laminate flooring and a UPVC double-glazed window to the front aspect

Second Floor Landing

with another cupboard providing ample storage space. Ceiling light point and access into the

Master Bedroom

having a roof skylight with fitted blind, ceiling light point, loft access, two radiators and a UPVC double-glazed window to the front aspect

En-suite

having a fully tiled cubicle with a mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls with chrome trim, chrome towel radiator, herringbone wood effect laminate flooring and a Velux window with fitted blind

Outside

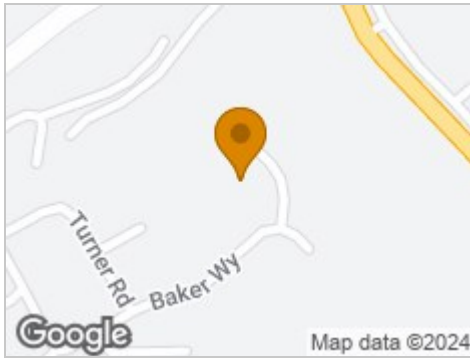
the front of the property is set back from the road

with steps leading to the front entrance door. There is a tarmac driveway providing parking for two vehicles which leads to the detached garage with light and power that also has a pedestrian door into the rear garden. The property also benefits from an EV charging point, Ring Door bell and complimentary external wall light to the front door

the rear garden has a lawn and paved patio. There is a wooden pedestrian gate giving access to the front of the property and a useful outside water tap.



Road Map



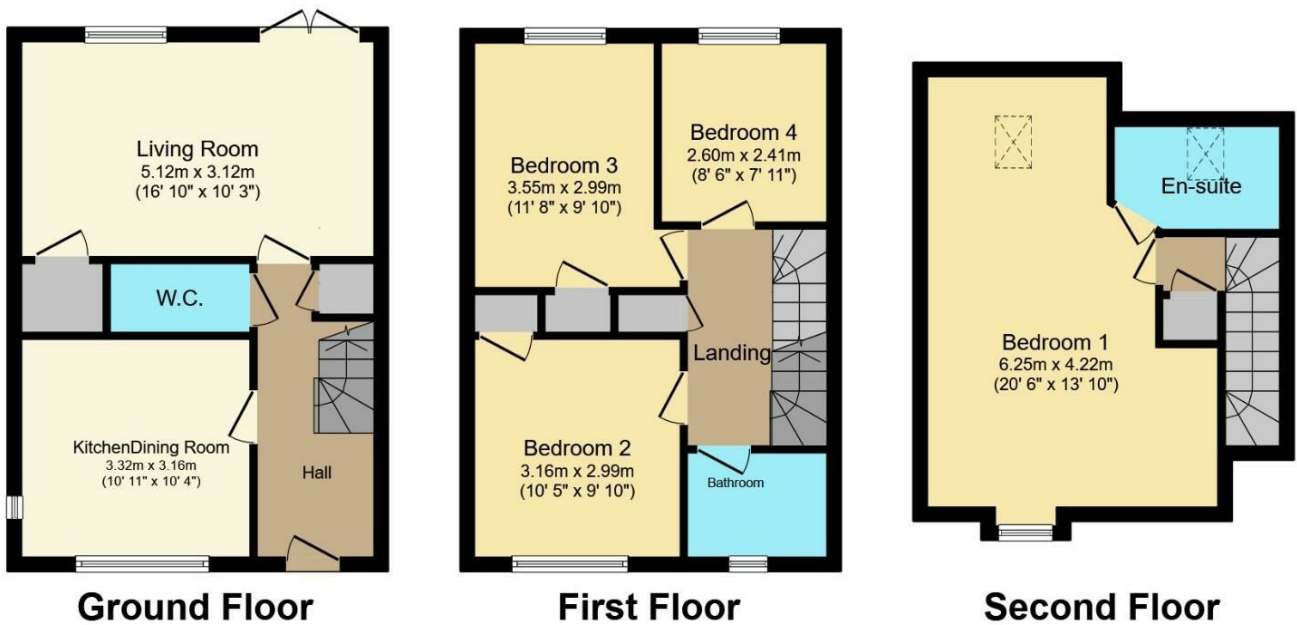
Hybrid Map



Terrain Map



Floor Plan



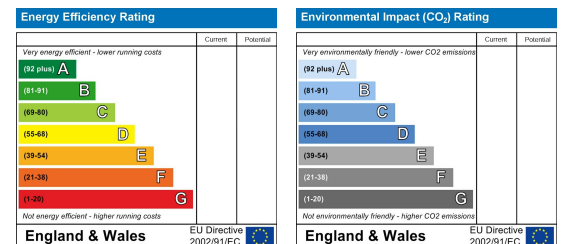
Total floor area 106.1 m² (1,142 sq.ft.) approx

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

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Energy Efficiency Graph



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