

# HUNTERS<sup>®</sup>

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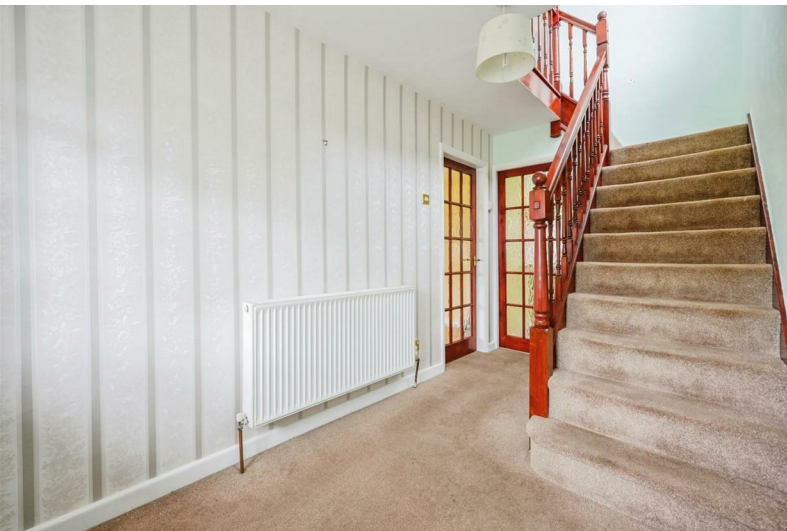
## Richard Cooper Road

Lichfield, Shenstone, WS14 0NN

£410,000



Council Tax: D





# 72 Richard Cooper Road

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## Entrance Porch

accessed via a UPVC door with glass panel and window to the front aspect, wall light point and wooden door into the

## Hallway

with a ceiling light point, radiator and stairs to the first floor accommodation

## Living Room

having a feature gas fireplace on a marble hearth with a wooden surround, ceiling light point, two wall light points, radiator, double doors giving access to the dining room and a UPVC double-glazed bay window to the front aspect

## Dining Room

having a ceiling light point, radiator, a serving hatch from the kitchen and double-glazed patio doors giving access to the rear garden

## Kitchen

having a range of wooden base and wall units with wooden worktops, stainless steel sink and drainer with a mixer tap, tiled splashbacks, extractor fan, plumbing space for a washing machine and electric hob. Ceiling light point, radiator, laminate flooring, UPVC double-glazed window to the rear aspect and a door giving access to the tandem garage with a guest WC.

## First Floor Landing

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

## Bedroom One

having a radiator, fitted wardrobes with a dressing

table with a ceiling light point and a UPVC double glazed window to the front aspect

## Bedroom Two

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

## Bedroom Three

having a ceiling light point, radiator, fitted wardrobes with a desk, laminate flooring and a UPVC double-glazed window to the front aspect

## Shower Room

having a corner shower cubicle with mains fitment and a handwash basin, tiles to wall, heated towel rail, laminate flooring and a UPVC double glazed window to the rear aspect

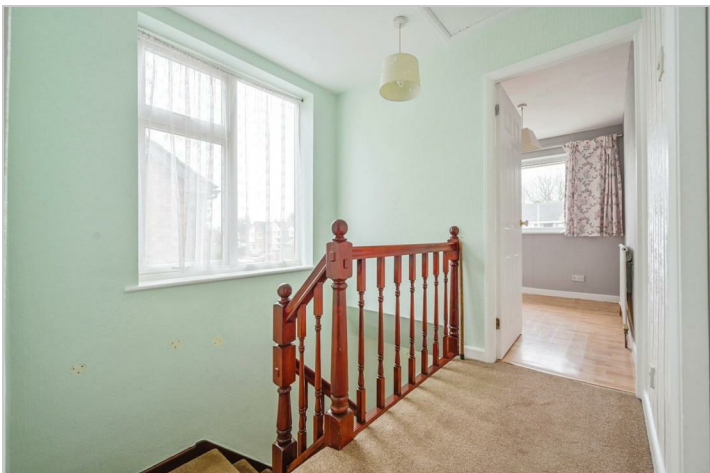
## WC

having a close-coupled WC, ceiling light point and a UPVC double glazed window to the side aspect

## Outside

the front of the property is set back from the road with a front lawn and a paved driveway for two cars, having access to the front of the garage via wooden double doors.

The rear garden has a small paved patio and a lawn area, an outside water tap, wall light and a door giving access to the TANDEM GARAGE which has light and power.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



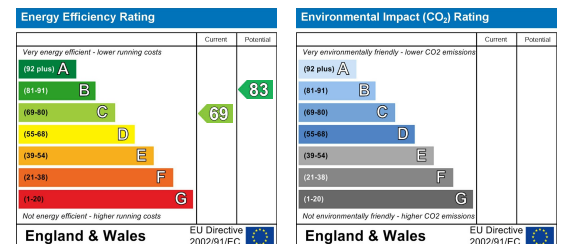
Total floor area 143.8 m<sup>2</sup> (1,548 sq.ft.) approx

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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