

HUNTERS[®]

HERE TO GET *you* THERE



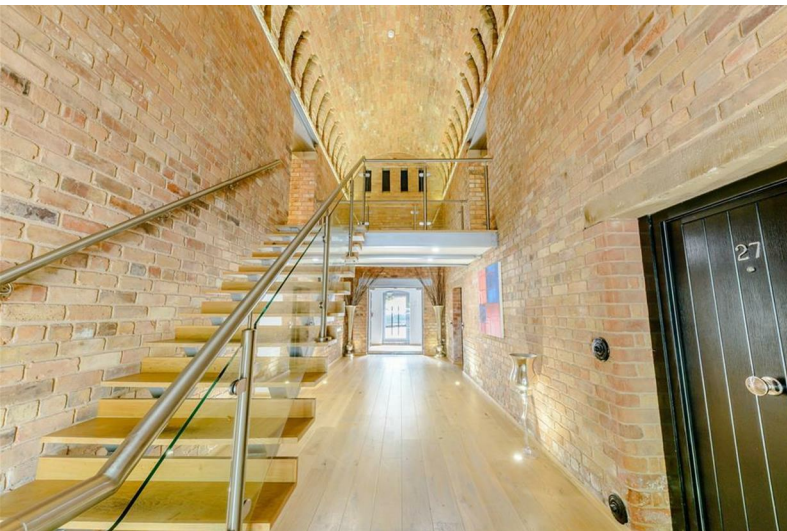
The Malt House

Cairns Close, Lichfield, WS14 9TP

Offers In Excess Of £215,000



Council Tax: D



27 The Malt House

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COMMUNAL ENTRANCE

having a security coded front entrance door leading to the communal entrance hall which has a vaulted ceiling with exposed brickwork and door giving access through to

ENTRANCE HALLWAY

having a composite front entrance door, radiator, useful built in cupboard with shelving, feature Karndean floor and doors off to all rooms.

OPEN PLAN LOUNGE/KITCHEN

19'9" x 22'9" (6.02 x 6.93)

LOUNGE AREA having a double glazed side window, radiator, inset ceiling spotlights and feature Karndean floor. KITCHEN AREA fitted with a range of matching base drawer and wall mounted high gloss handleless units, granite work surfaces with matching upstands and incorporating a one and a half bowl stainless steel sink top and drainer, integrated appliances to incorporate 4 ring Electrolux induc...

BEDROOM ONE

10'2" x 11'5" (3.1 x 3.48)

having a double glazed window, radiator, feature Karndean floor, inset ceiling spotlights and fitted wardrobe.

BEDROOM TWO

9'1" x 10'3" (2.77 x 3.12)

having a double glazed side window, radiator and feature Karndean floor

BATHROOM

Fitted with a modern white Villeroy and Boch suite to incorporate a panel bath with glass shower screen

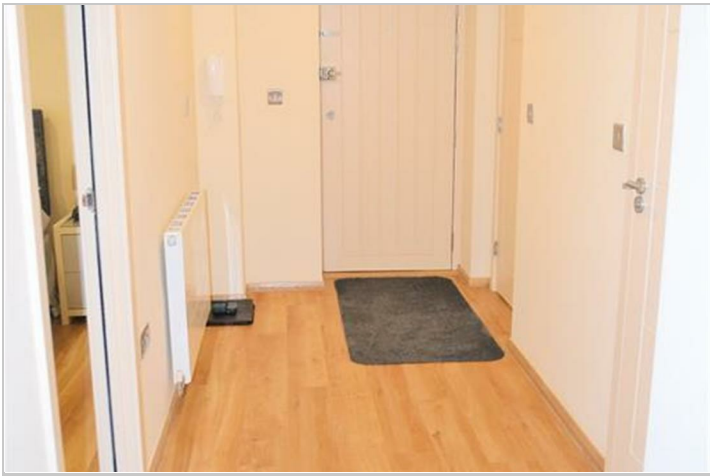
and mains shower over, low level flush WC, pedestal wash hand basin, Porcelona tiles, bathroom cabinet with built in shaver socket, feature Karndean floor, heated chrome towel radiator, extractor fan and inset ceiling spotlights.

OUTSIDE

The property is accessed via secure electric double gates which lead to the parking area where there is one allocated parking space and additional visitor parking if required.

AGENTS NOTE

We have been advised by the seller that there is 115 years remaining on the lease and has a service charge of £181.91 per month which pays for the maintenance of communal areas and a ground rent charge of £295 annually



Road Map



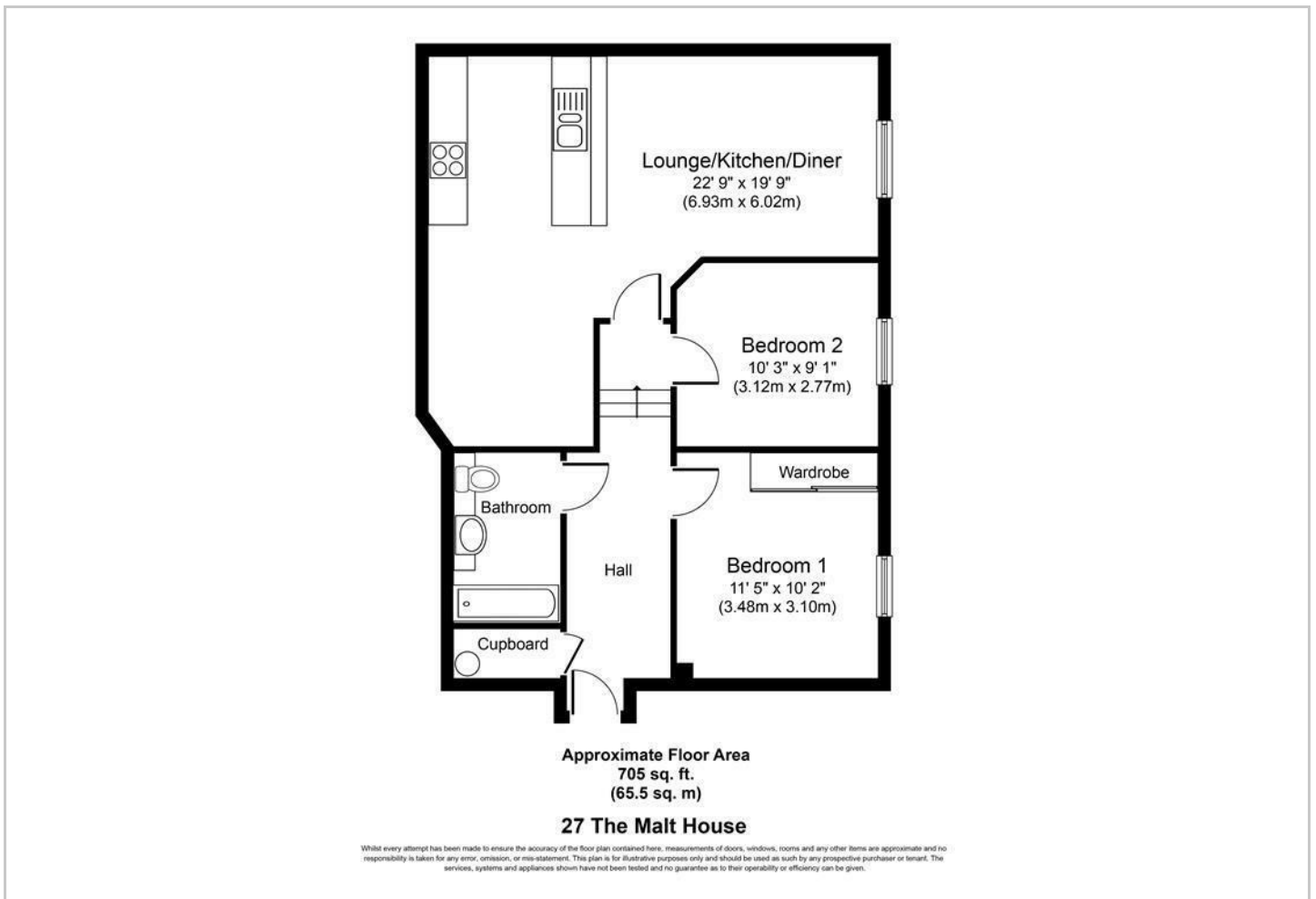
Hybrid Map



Terrain Map



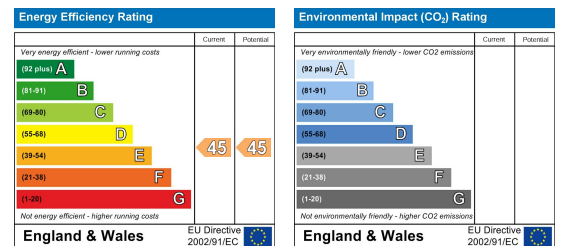
Floor Plan



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.