

HUNTERS[®]

HERE TO GET *you* THERE



Smith Close

Lichfield, WS14 9GE

£217,500



Council Tax: B



18 Smith Close

Lichfield, WS14 9GE

£217,500



Communal Entrance

accessed via a secure communal entrance door. The property is located on the ground floor via the communal hallway

Entrance Hallway

accessed via a wooden front door, two ceiling light points, radiator, a useful under stairs storage cupboard, laminate flooring and a UPVC double glazed window to the rear aspect

Open Plan Lounge/Kitchen

having a range of wall and base units with wood work tops, stainless steel sink and drainer, gas hob and electric oven with an extractor fan and a stainless steel splashback. Plumbing space for washing machine and a freestanding fridge/freezer. Three ceiling light points, two radiators, laminate flooring and two UPVC double glazed windows to the front and rear aspect

Master Bedroom

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

En-suite

having a tiled shower cubicle with a mains fitment, pedestal hand wash basin and a close coupled WC. Ceiling light point, extractor fan, radiator, part tiling to walls and laminate flooring

Bedroom Two

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

Bathroom

having a pannelled bath with mixer tap, fully tiled

shower cubicle with a mains fitment, close coupled WC and a pedestal hand wash basin. Ceiling light point, extractor fan, radiator, part tiling to walls and laminate flooring

Outside

the property benefits from one allocated parking space. There are also visitor parking spaces available and a communal bike store

AGENTS NOTE

We are advised of the below information by the current seller

There are 900 years remaining on the lease

There is an annual service charge of £1,081 per annum which is payable monthly and covers the maintenance of the communal areas and the buildings insurance

The ground rent is included in the service charge



Road Map



Hybrid Map



Terrain Map



Floor Plan



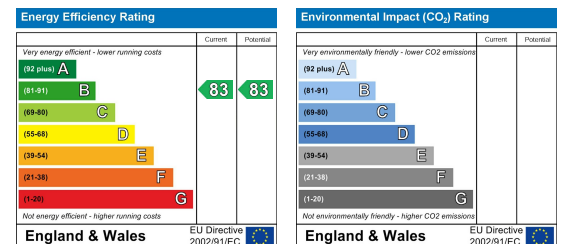
Total floor area 62.3 sq.m. (671 sq.ft.) approx

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).
Powered by www.focalagent.com

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.