

HUNTERS[®]

HERE TO GET *you* THERE



Cornfield Drive

Lichfield, WS14 9UG

Offers In Excess Of £300,000



Council Tax: D



4 Cornfield Drive

Lichfield, WS14 9UG

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Entrance Hallway

accessed via a composite entrance door and having a useful airing cupboard housing the central heating boiler. Ceiling light point, loft access and a radiator

Living Room

having a feature marble fireplace with an inset electric coal effect fire. Two ceiling light points, radiator and a UPVC double-glazed window to the front aspect

Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer. Electric oven, gas hob with extractor hood, integrated fridge-freezer and space with plumbing for a washing machine. Ceiling light point, part tiling to walls, vinyl flooring and a UPVC double-glazed window to the front aspect

Bedroom One

with a range of fitted furniture providing plenty of hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two/Dining Room

having a ceiling light point, radiator and a UPVC double-glazed door into the

Conservatory

being of brick and UPVC double-glazed unit construction. Ceiling light fan, wood flooring and French doors onto the rear garden

Shower Room

having a double walk-in shower with an electric

overhead fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, aqua panelling to walls, radiator, vinyl flooring and a UPVC double-glazed window to the side aspect

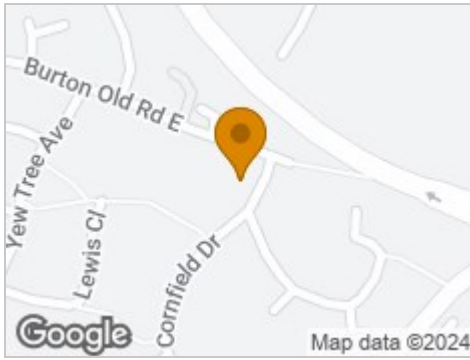
Outside

the front of the property is set back from the road with a lawn and block paved driveway leading to the DETACHED SINGLE GARAGE which has an up and over door. The front entrance door is on the side of the property and there is a timber pedestrian gate giving access to the rear garden

the low maintenance rear garden has a lawn with mature hedges and a paved patio seating area. There is a useful garden shed and access into the garage which has light and power. There is also access to the front of the property via a pedestrian gate.



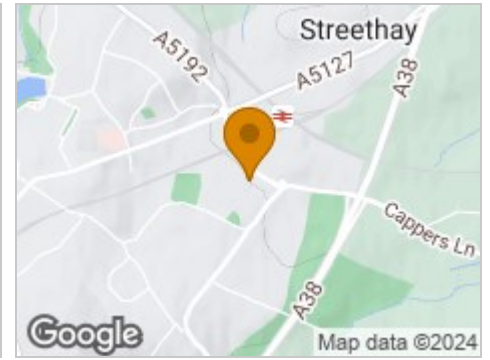
Road Map



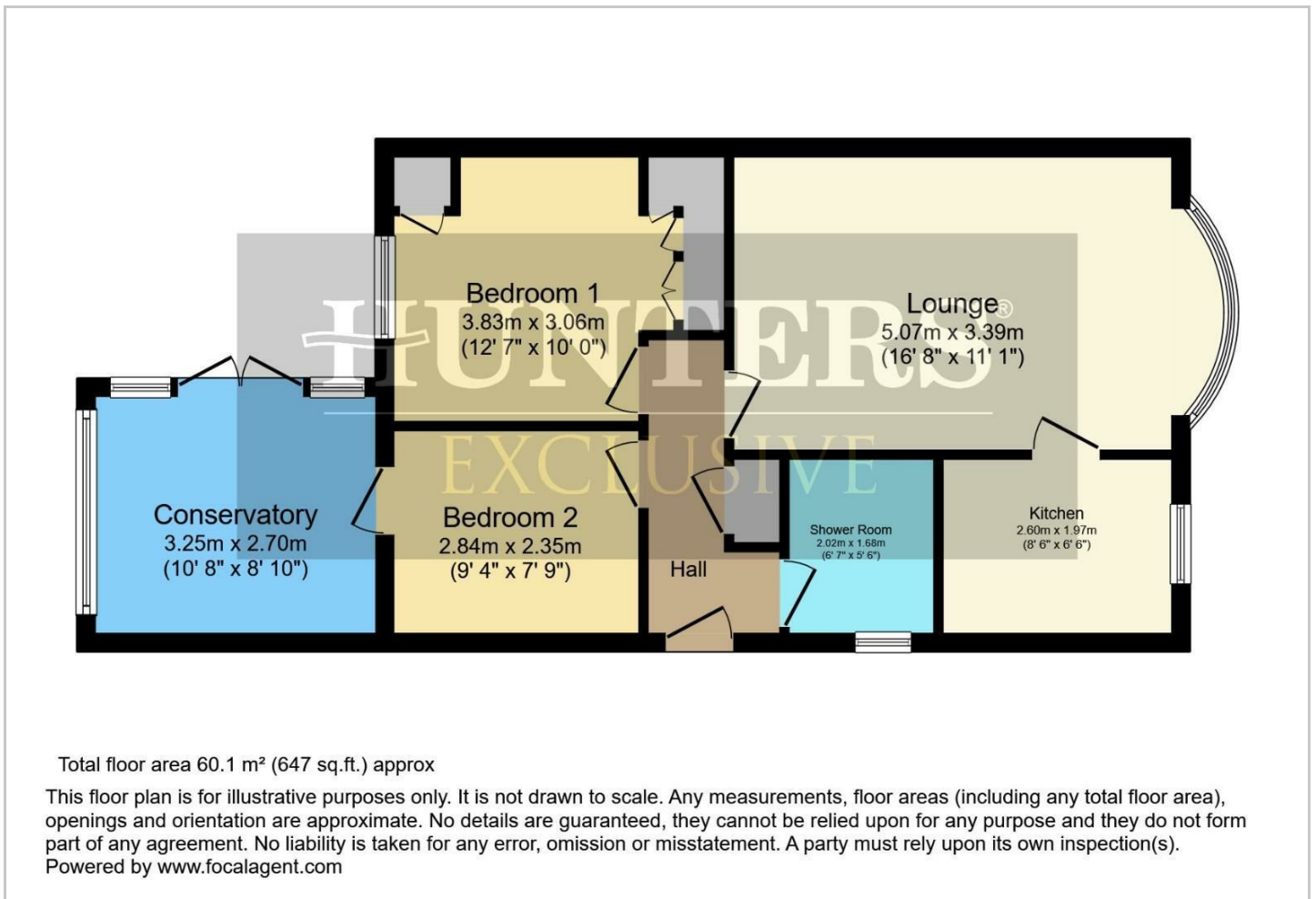
Hybrid Map



Terrain Map



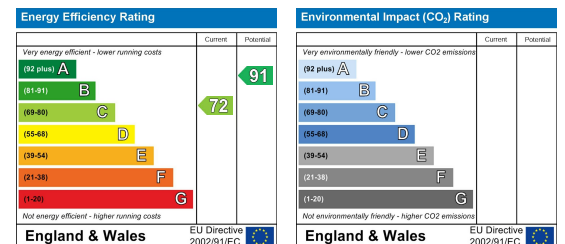
Floor Plan



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.