

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Axten Avenue

Lichfield, WS14 9GD

£375,000



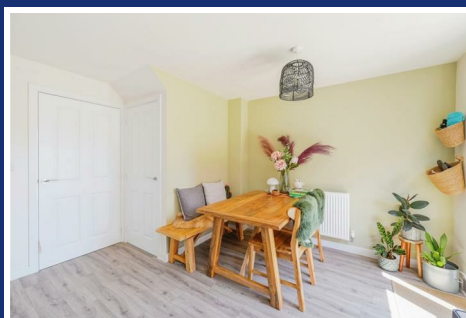
Council Tax: D



# 4 Axten Avenue

Lichfield, WS14 9GD

£375,000



## Entrance Hallway

accessed via a composite front entrance door and having a ceiling light point, radiator, wood effect laminate flooring and stairs leading to the first floor accommodation

## Guest WC

having a pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator and laminate flooring

## Office/Dining Room

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

## Dining Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer and mixer tap. Electric oven, gas hob with extractor hood and integrated appliances including a fridge-freezer, dishwasher and a washing machine. Two ceiling light points, part tiling to walls, radiator, useful under stairs pantry cupboard, laminate flooring and UPVC double-glazed window and French Doors onto the rear garden

## First Floor Landing

having a ceiling light point and stairs leading to the first floor accommodation

## Living Room

having a ceiling light point, radiator, UPVC double-glazed window overlooking the front aspect and UPVC double-glazed French doors onto the Juliette balcony

## Master Bedroom

having a ceiling light point, radiator and two UPVC double-glazed windows to the rear aspect

## En-suite

comprising of a fully tiled enclosure with an overhead mains shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and vinyl flooring

## Second Floor Landing

having a useful fitted cupboard providing storage space. Ceiling light point and loft access

## Bedroom Two

having a ceiling light point, radiator and two UPVC double-glazed windows to the front aspect

## Bedroom Three

having a ceiling light point, radiator and two UPVC double-glazed windows to the rear aspect

## Family Bathroom

having a panelled bath with a mains powered overhead shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and vinyl flooring

## Outside

the front of the property is set back from the road with a lawn and paved pathway to the front entrance door. To the side there is a tarmac driveway providing off-road parking and access to the GARAGE via an up and over door. There is also a timber pedestrian gate giving access to the rear



garden

the rear garden has a lawn and a paved patio seating area, there is a useful outside water tap and a personnell door into the GARAGE which has light and power aswell as fitted units and appliance spaces



## Road Map



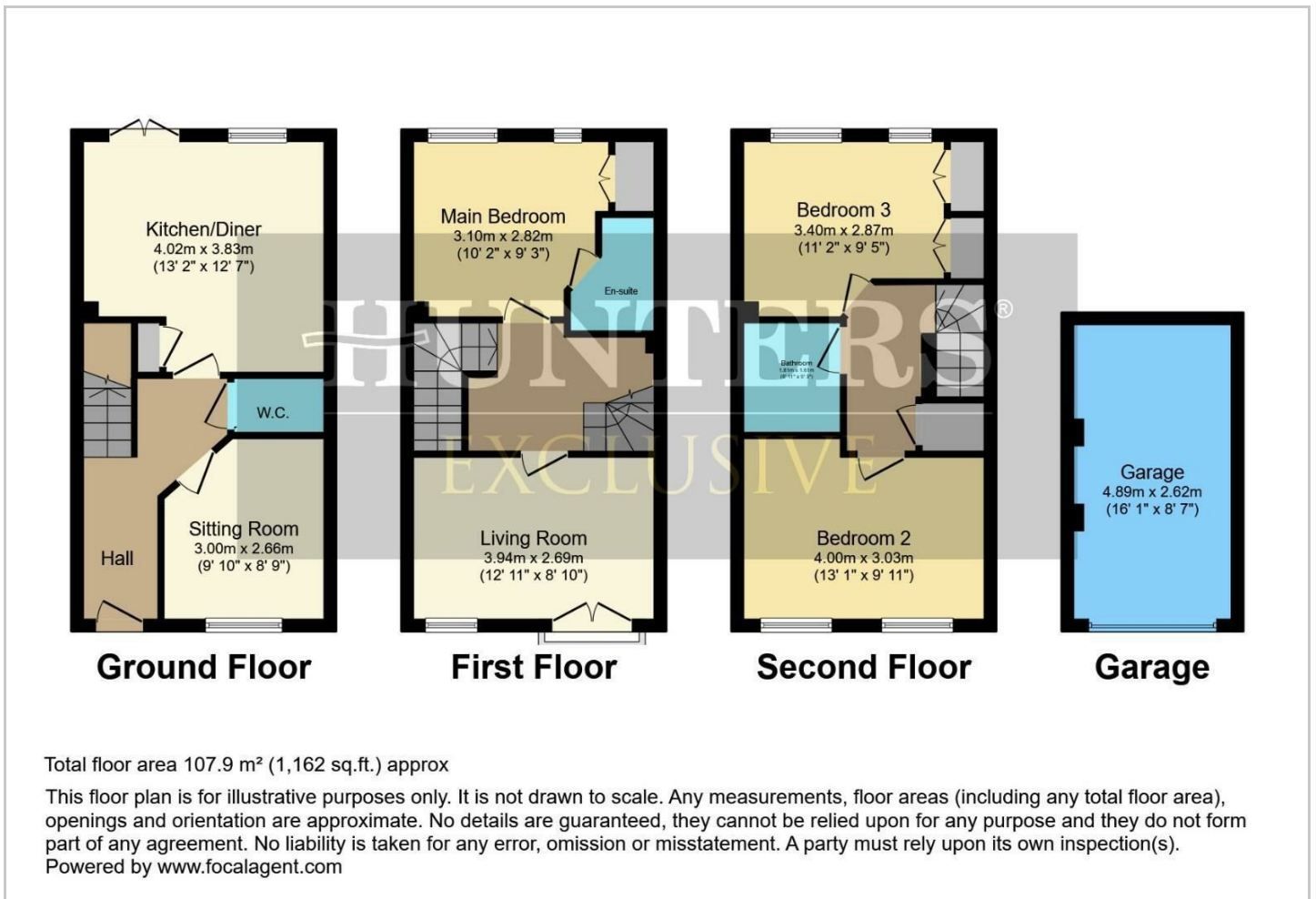
## Hybrid Map



## Terrain Map



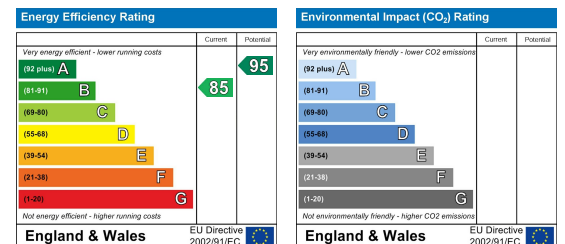
## Floor Plan



## 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.