

HUNTERS[®]

HERE TO GET *you* THERE



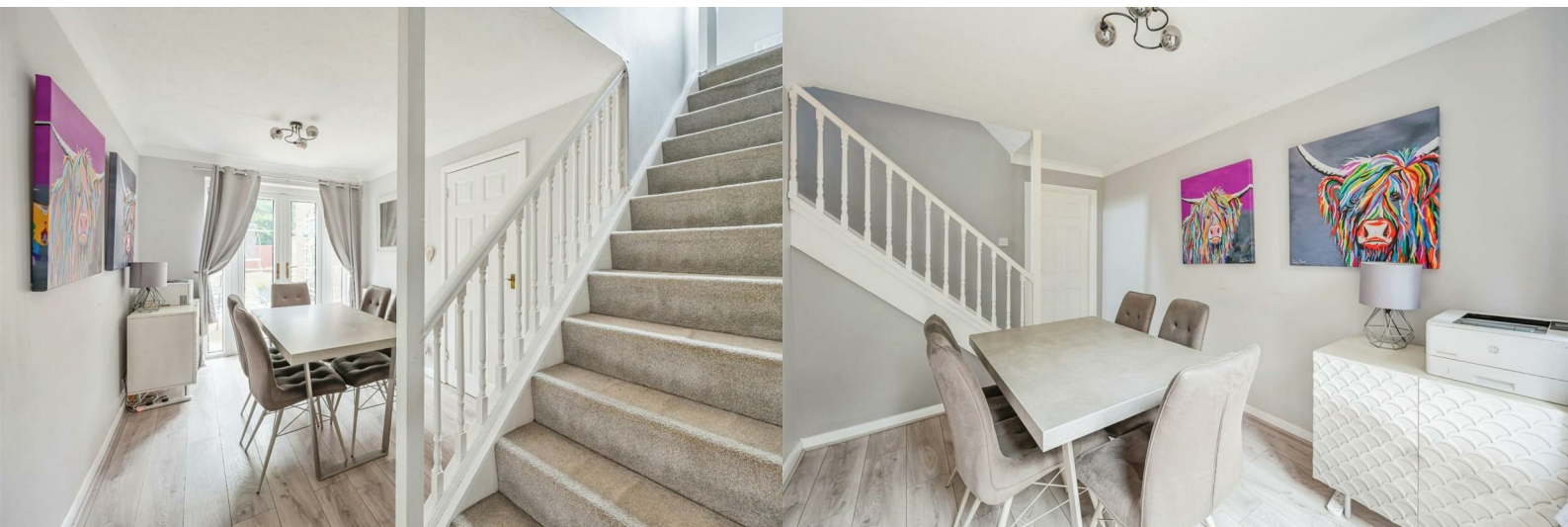
St. Margarets Road

Lichfield, WS13 7RA

£270,000



Council Tax: C



24 St. Margarets Road

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Entrance Hall

accessed via a composite front door, having a ceiling light point, storage cupboard and tiled flooring

Kitchen

with a range of base and wall units with rolltop work surfaces, gas hob, electric oven and extractor fan and a tiled splashback. Stainless steel sink and drainer and plumbing space for a washing machine and space for a freestanding fridge-freezer. Two ceiling light points, radiator, tiled flooring and a UPVC double-glazed window to the rear aspect

Dining Room

having a ceiling light point, radiator, laminate flooring, stairs to the first floor and UPVC french doors giving access to the rear garden

Living Room

with a feature gas fireplace with a wooden surround, four wall light points, radiator and a UPVC double-glazed bay window to the front aspect

First Floor Landing

having a ceiling light point, radiator, storage cupboard and a UPVC double-glazed window to the side aspect

Master Bedroom

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

Bedroom Two

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

Bedroom Three

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

Bathroom

having a panelled bath with an overhead electric shower, pedestal hand wash basin and a close coupled WC. Ceiling light point, towel radiator, part tiling to walls, laminate flooring and a UPVC double glazed window to the rear aspect

Outside

the front of the property is set back from the road with a lawn area and a tarmac driveway for two cars. Side access via a pedestrian timber gate.

The rear garden has a paved and pebbled patio area with two plastic sheds, a timber shed, lawn and decked seating area



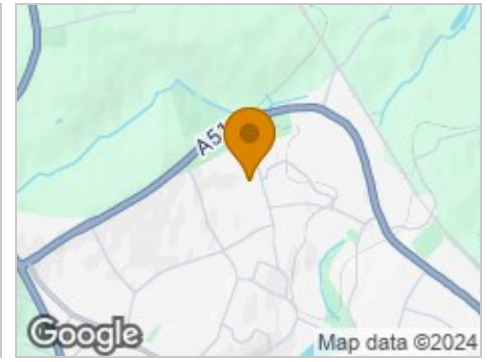
Road Map



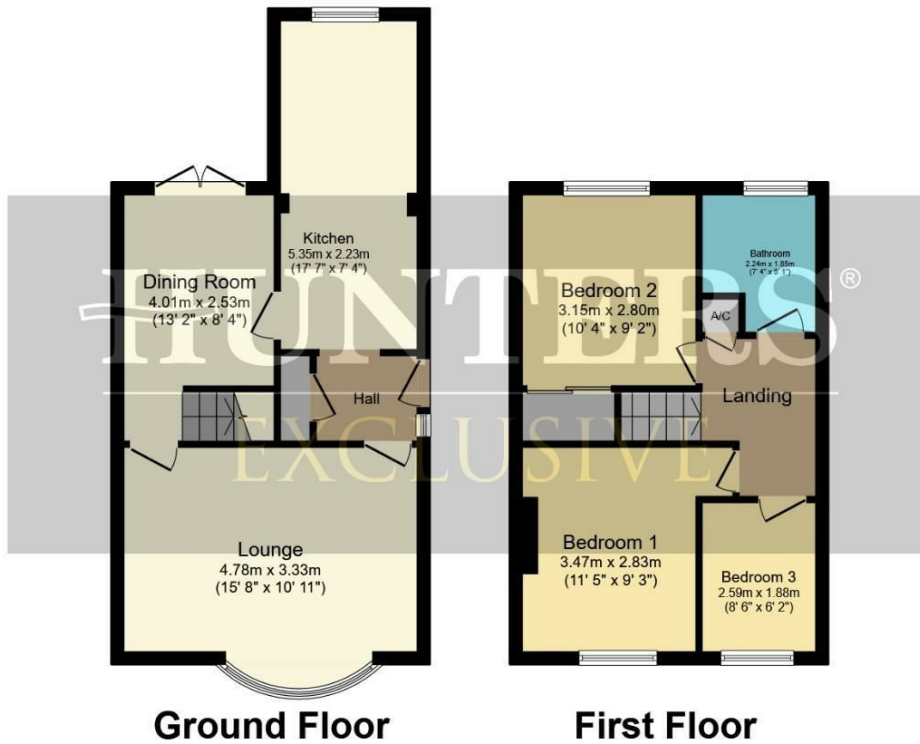
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

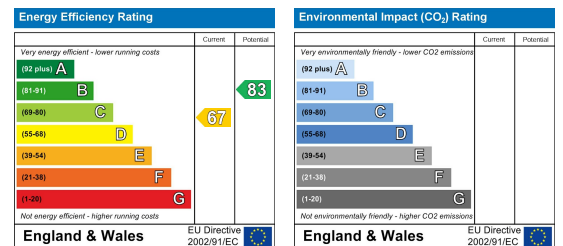
Total floor area 78.5 m² (845 sq.ft.) approx

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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