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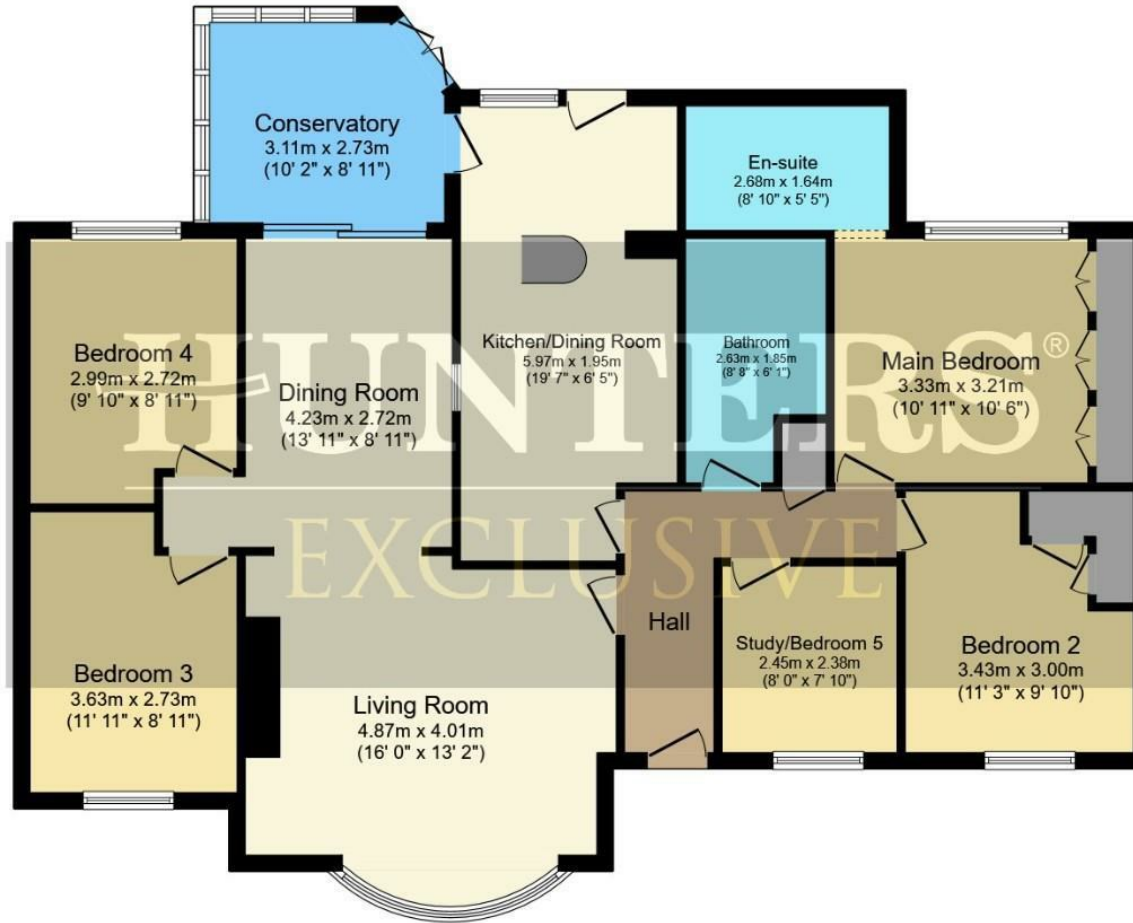
3 Mawgan Drive, Lichfield, WS14 9SD

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### Offers In The Region Of £550,000

This well positioned detached bungalow occupies an enviable plot in the sought after residential location of Boley Park, Lichfield. Offered for sale with no upward chain and boasting five bedrooms, this property offers versatile living options and the added bonus of plenty of off-road parking aswell as a DETACHED GARAGE. The property is in need of some modernisation throughout but benefits from gas central heating and part UPVC double-glazing. The accommodation in brief comprises of; Entrance Hallway, Living Room, Dining Room, Conservatory and Breakfast Kitchen. Master Bedroom with ensuite, Three Further Bedrooms plus Bedroom Five/Study. Gardens to front and rear, driveway with ample parking and a garage. EPC Rating - D

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Total floor area 125.2 sq.m. (1,348 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

### Entrance Hallway

Accessed via a wooden front entrance door and having a useful fitted storage cupboard. Two ceiling light points, loft access, radiator and access to the accommodation.

### Living Room

Having a feature brick fireplace with an inset coal effect gas fire on a tiled hearth. Ceiling light point, coving, three wall light points, two radiators and a wood framed double-glazed bay window to the front aspect. Open archway into the dining room.

### Dining Room

Accessed via an open archway from the living room and having a ceiling light point, coving, serving hatch and UPVC double-glazed patio doors into the conservatory.

### Conservatory

Being brick based with UPVC double-glazed units. Ceiling light fan, radiator, laminate flooring and UPVC double-glazed French doors leading into the rear garden.

### Breakfast Kitchen

Fitted with a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer. Gas cooker with an extractor hood above, appliance space for a fridge-freezer and a dishwasher and further space with plumbing for a washing machine. Two ceiling light points, part tiling to walls, radiator, tiled floor, door into the conservatory and a UPVC double-glazed window and door to the rear garden.

### Master Bedroom

Having a range of fitted furniture including wardrobes providing ample hanging and storage space, bedside cabinets and a dressing table. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect. Access into the En-suite.

### En-Suite

Having a double walk-in cubicle with a mains powered

shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect.

### Bedroom Two

Benefitting from range of built-in storage furniture including wardrobes, drawer units and a dressing table. 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.

### Bedroom Four

Having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect.

### Bedroom Five/Study

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

### Bathroom

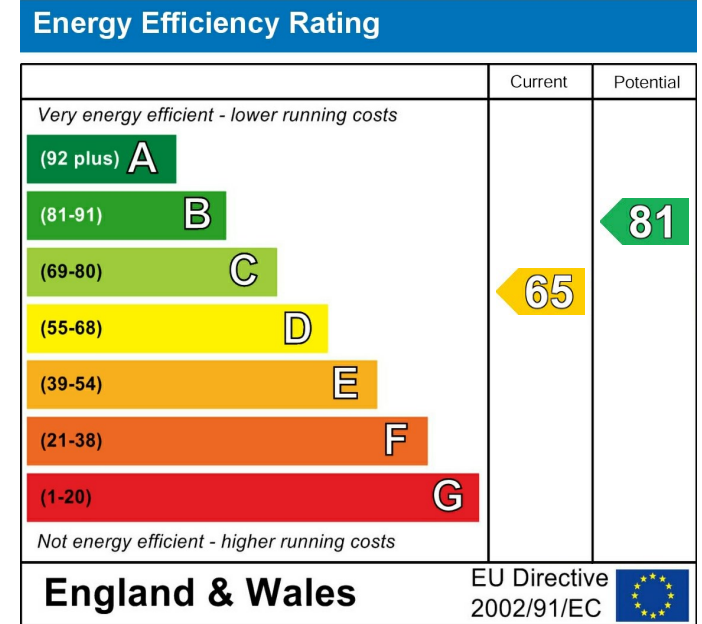
Having a panelled bath with an overhead mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, tiling to walls, useful airing cupboard housing the hot water tank, radiator and laminate flooring.

### Outside

The front of the property is set back from the road and has a block paved driveway providing off road parking and a lawn with a mature hedged boundary, there is a further block paved driveway in front of the DETACHED TANDEM GARAGE which is accessed via an up and over door and has light and power. There is also a timber pedestrian gate giving access to the rear garden.

The rear garden has a lawn with well stocked borders,

established shrubs and trees and a paved patio seating area with a paved pathway around the perimeter. There is a timber garden shed and a useful outside water tap. Access to the rear of the GARAGE via a personnel door and a timber pedestrian gate giving access to the front.



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. 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.











