

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Drive

Lichfield, WS14 9QT

£215,000



Council Tax: C



# 12 The Drive

Lichfield, WS14 9QT

£215,000



## Entrance Hallway

accessed via a composite front entrance door and having inset ceiling spotlights, access to the partially boarded loft and laminate flooring

## Bathroom

having a panelled bath with a mains powered overhead shower fitment and a vanity unit housing the hand wash basin and WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

## Living Room

having inset ceiling spotlights, radiator, laminate flooring and open access into the

## Kitchen Diner

fitted with a range of wall and base units with wood effect roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, hob and extractor hood, space for a fridge-freezer, space with plumbing for a dishwasher and a washing machine. Inset ceiling spotlights, lantern roof light, radiator, part tiling to walls, laminate flooring, UPVC double-glazed window to the rear aspect and bi-fold doors into the rear garden

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Shower Room

fitted with a mains powered shower cubicle, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator and tiled floor

## Outside

the front of the property is set back from the road with a pebbled driveway providing off-road parking, there is a paved pathway giving access to the covered front entrance door

the charming rear garden has a paved patio seating area, well stocked borders and screen fencing. There is a useful timber garden shed, outside water tap and a timber pedestrian gate giving access to the front

## AGENTS NOTE

We are required by law to advise anybody wishing to view the property that it is in close proximity to HMP YOI Swinfen Hall.



## Road Map



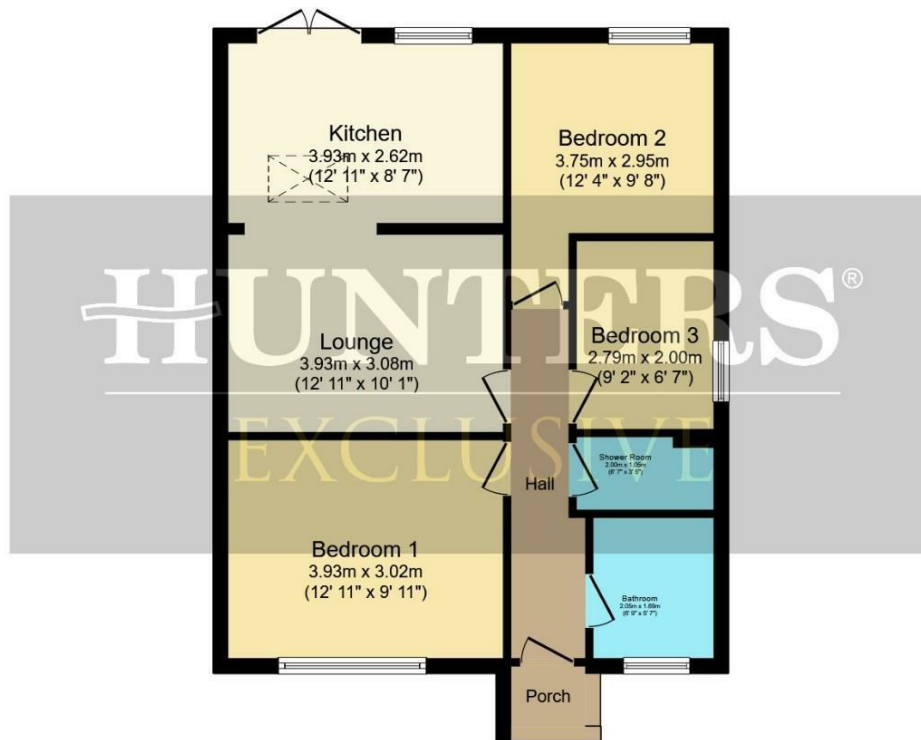
## Hybrid Map



## Terrain Map



## Floor Plan



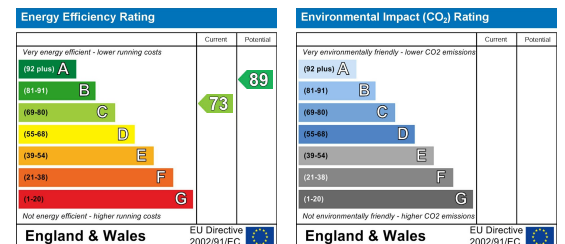
Total floor area 64.0 m<sup>2</sup> (689 sq.ft.) approx

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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