

HUNTERS[®]





HERE TO GET *you* THERE



Smith Close

Lichfield, WS14 9GE

Offers Over £215,000

 2  2  1  B
Council Tax: B



22 Smith Close

Lichfield, WS14 9GE

Offers Over £215,000



Communal Entrance

having a secure door with an intercom system. There are also post boxes for each apartment.

Entrance Hallway

accessed via a composite front entrance door and having a useful fitted storage cupboard. Two ceiling light points, radiator and vinyl wood effect flooring

Open Plan Living/Dining Room

having two ceiling light point, two radiators and dual aspect UPVC double-glazed French doors onto Juliette balconies to the front and side

Kitchen

open access from the Living Room and fitted with a range of wall and base units with roll top work surfaces and a stainless steel sink with drainer. Integrated appliances include an electric oven, gas hob with extractor hood, fridge-freezer, dishwasher and a washer-drier. Ceiling light point, co-ordinating wood effect vinyl flooring and a UPVC double-glazed window to the front aspect

Bedroom One

having a ceiling light point, radiator and a UPVC double-glazed window to the side aspect. Door into the

En-suite

having a fully tiled shower enclosure with a mains powered overhead fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, radiator, co-ordinating wood effect vinyl flooring and a UPVC double-glazed window to the side aspect

Bedroom Two

with a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bathroom

having a panelled bath, fully tiled shower cubicle with an overhead mains fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and wood effect vinyl flooring

Outside

located on a popular residential development, the apartments are set back from the road. There is one allocated parking space aswell as additional spaces for visitors

AGENTS NOTE

We are advised that the property is LEASEHOLD with approximately 995 years remaining on the lease.

There is an annual service charge of £1,068 for maintenance of the communal areas

There will be a ground rent charge but until the development has been completed, this has not been disclosed



Road Map



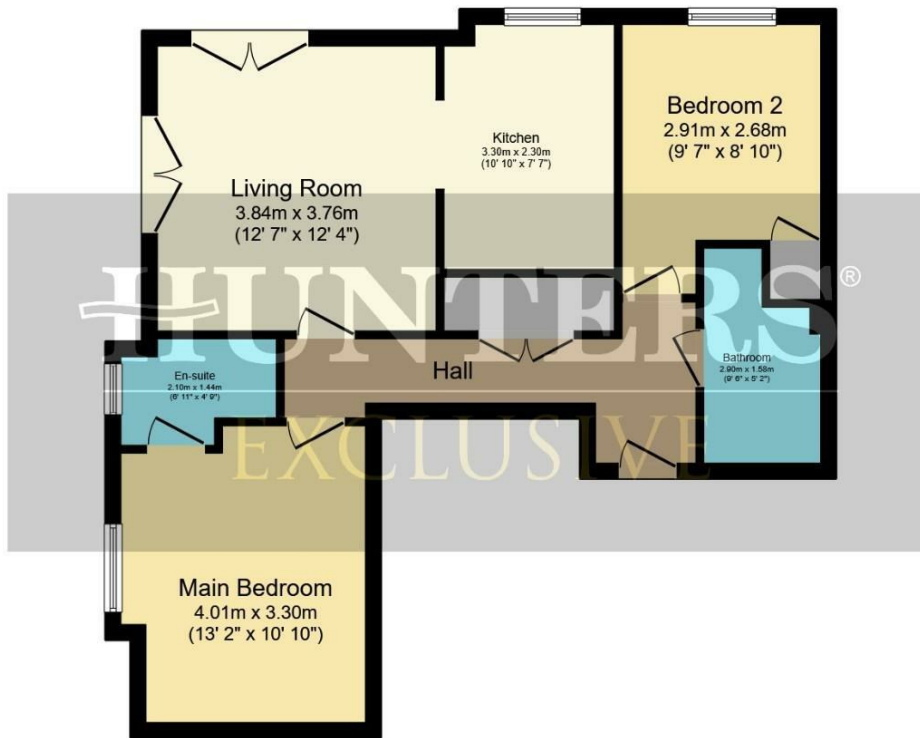
Hybrid Map



Terrain Map



Floor Plan



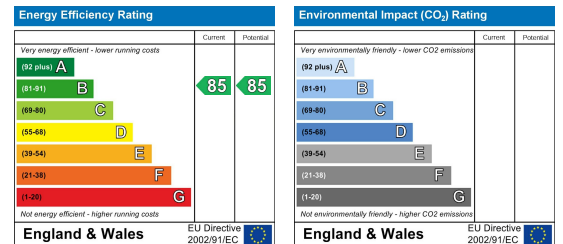
Total floor area 60.9 m² (655 sq.ft.) approx

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).
Powered by www.focalagent.com

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.