



92 Sainte Foy Avenue, Lichfield, WS13 6PA

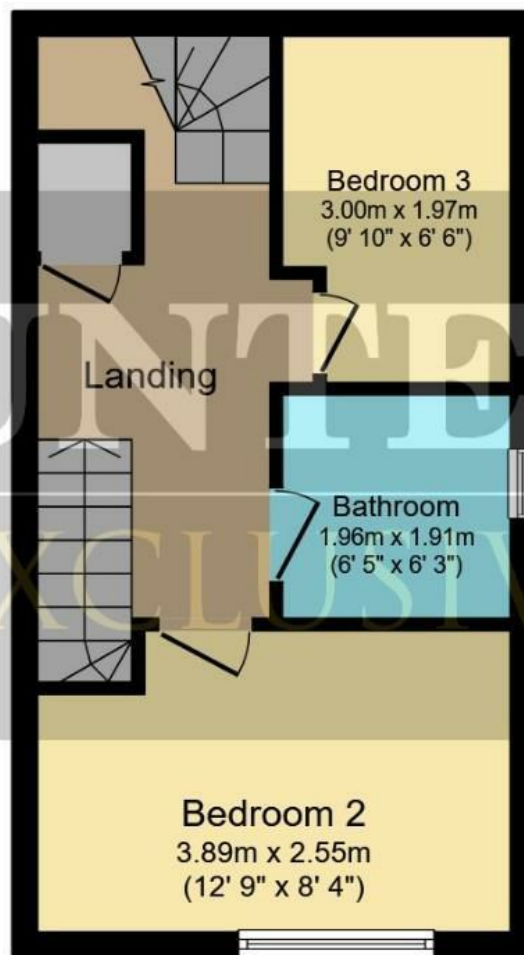
£295,000

This charming three bedroomed property is located conveniently for access to the City Centre of Lichfield as well as all transport links and amenities. Benefitting from off road parking and a garage, the accommodation is set out over three floors briefly comprising of; Entrance Hallway, Lounge/Diner, Kitchen and a Guest WC. First Floor Landing with Two Bedrooms and a Family Bathroom. Second Floor Landing with a Master Bedroom and En-suite. Garden to the rear. EPC rating - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Total floor area 88.2 m² (950 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

Entrance Hallway

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

Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, adhesive tiled flooring and a UPVC double-glazed window to the front aspect

Kitchen

fitted with a range of wall and base units with oak effect work surfaces, co-ordinating upstands and an inset stainless steel sink and drainer with mixer tap. Electric oven and a gas hob with an extractor hood above. Ceiling light point, towel radiator, freezing fridge-freezer, washing machine, tiled floor and a UPVC double-glazed window to the front aspect

Lounge/Diner

having two ceiling light points, radiator, dual aspect windows to the side and rear and French doors into the rear garden

First Floor Landing

having a useful fitted storage cupboard, ceiling light point and a radiator

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 rear aspect

Family Bathroom

having a panelled bath with a mains powered overhead shower fitment, pedestal hand wash basin with tiled splash back and a close-coupled WC. Ceiling light point,

extractor fan, tiling to walls, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

Second Floor Landing

benefitting from a useful airing cupboard which houses the central heating boiler and water cylinder. Ceiling light point and Velux window

Master Bedroom

benefitting from a fitted wardrobe and eaves storage cupboards. Ceiling light fan, loft access, radiator and a UPVC double-glazed window to the front aspect. Door into the

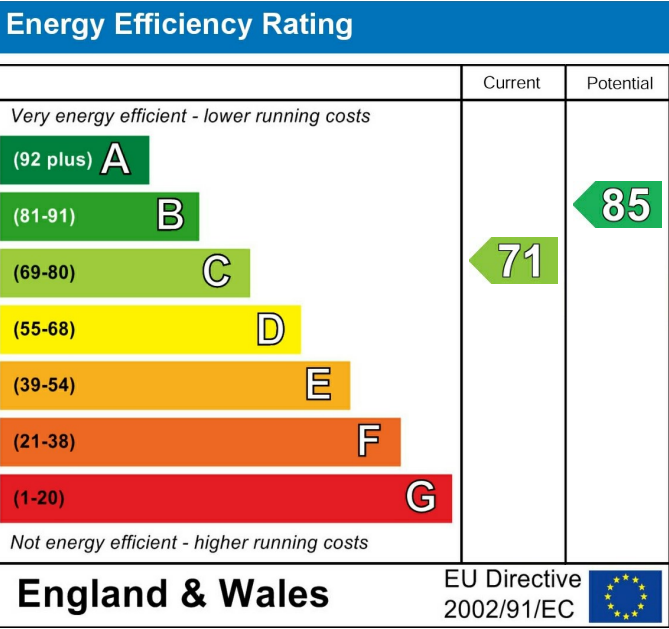
En-suite

having a fully tiled shower cubicle with a mains powered fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, Velux window, part tiling to walls, radiator and laminate wood-effect flooring

Outside

the front of the property sits back from the road behind a wrought iron fencing with a timber gate and pathway to the front entrance door. There is also a slate area and access to the rear of the property

the rear garden has a block paved patio and a further decked seating area, useful outside water tap and a timber gate giving access to the side of the property and access to the parking space and GARAGE via an electric door.



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.

