

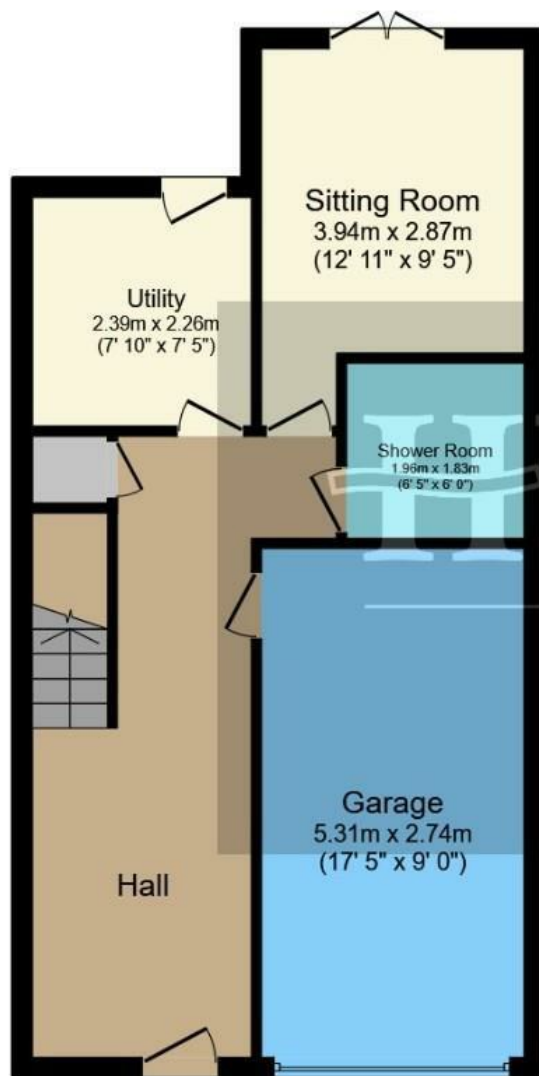


28 Mary Slater Road, Lichfield, WS13 6FG

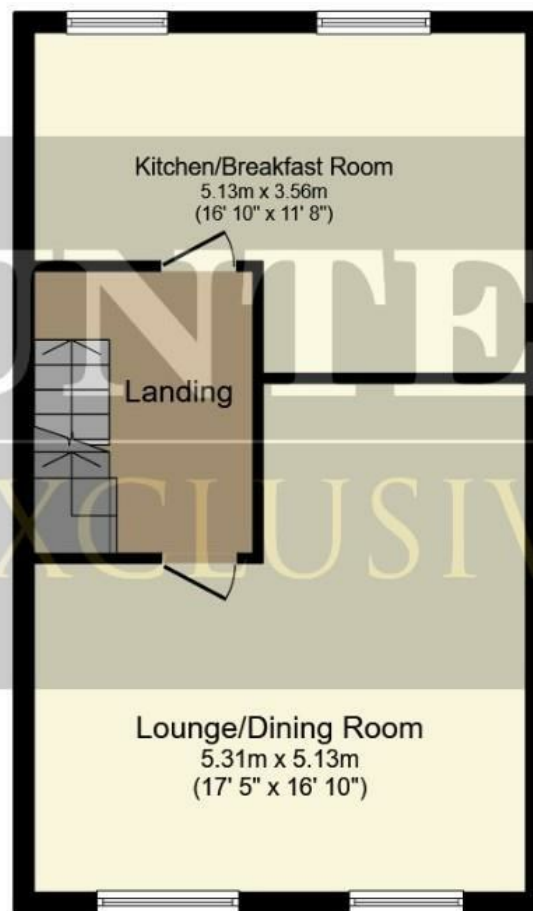
Offers In Excess Of £390,000

WOW an absolutely stunning home located in a prime location of Lichfield, this property has been generously upgraded by the current owner and is definitely one to be viewed to appreciate what it has to offer. Positioned in a residential cul-de-sac within easy reach of the City Centre, transport links and amenities, it has the added bonus of being available for sale with no upward chain. Upon entering the property, on the ground floor you are greeted by a generous hallway with access into the garage aswell as Bedroom Four, a Shower Room and Utility Room. On the first floor there is a fabulous, modern kitchen-diner and the good sized Living Room. The second floor provides the Master Bedroom with En-suite, Two further Bedrooms and a luxury Family Bathroom. There is off road parking with a GARAGE to the front and a rear garden. EPC rating - C

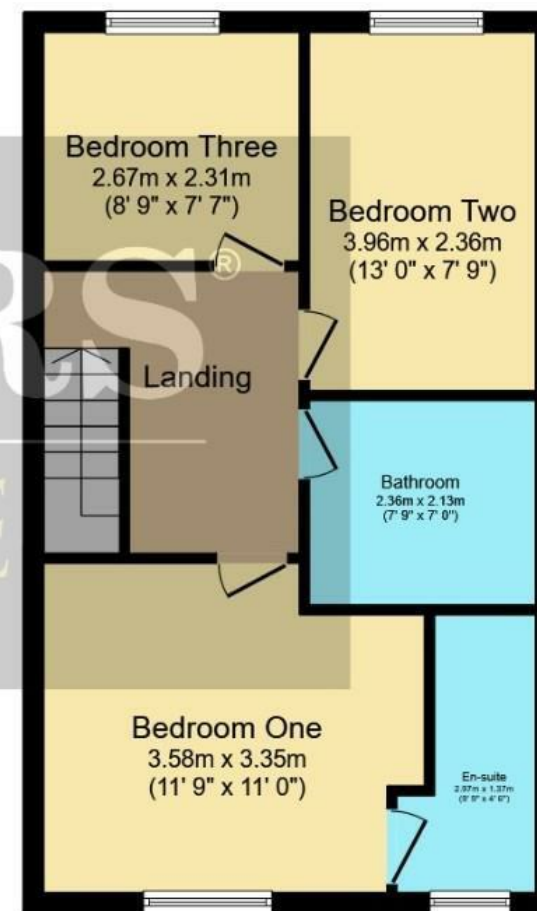
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Ground Floor



First Floor



Second Floor

Total floor area 142.2 m² (1,531 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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Entrance Hallway

open and welcoming, immediately giving you the feeling of space and homeliness. Having two ceiling light points, two fitted storage cupboards, radiator, luxury vinyl flooring with a tiled foyer, stairs leading to the first floor and an internal door to the garage

Bedroom Four

a versatile room which could also be used as a home office or playroom and having a ceiling light point, radiator and UPVC double-glazed French doors into the rear garden

Guest Shower Room

upgraded by the current seller and having a fully tiled shower enclosure with a mains powered fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, half tiling to walls with trim, radiator and luxury vinyl flooring

Utility Room

having base units with quartz counter tops, matching upstands and an inset stainless steel sink. Further benefitting from an integrated washing machine, tumble drier and fridge. Ceiling light point, extractor fan, part tiling to the walls, radiator, luxury vinyl flooring and a double-glazed door into the rear garden

First Floor Landing

having a ceiling light point, radiator and stairs to the second floor

Living Room

a fabulous open 'L' shaped lounge which could also be used as a lounge/diner. Three ceiling light points, two radiators and two UPVC double-glazed windows to the front aspect providing plenty of natural light

Dining Kitchen

this immaculate, sleek kitchen has been updated by the seller and offers space to be a real hub of the home, fitted out with co-ordinating wall and base units with Quartz

counter tops and co-ordinating upstands, an inset stainless steel sink and a fabulous, modern extractor hood above the space for a range style cooker. The kitchen benefits from an integrated fridge-freezer and dishwasher and has lovely dining area perfect for entertaining or family meals. There are inset ceiling light points, a radiator, concrete print floor tiles and two UPVC double-glazed windows looking out onto the rear aspect

Second Floor Landing

having a fitted cupboard which houses the hot water cylinder. Ceiling light point, access to the fully boarded loft space with light and power and a radiator

Master Bedroom

benefitting from a double fitted wardrobe providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite

being upgraded by the current owner and having a double walk-in shower enclosure with a mains powered fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor, co-ordinated porcelain tiles to the walls and floor, radiator and a UPVC double-glazed window to the front

Bedroom Two

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

Bedroom Three

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

Family Bathroom

one of the wow factors of the home with its free standing bath and floor mounted mixer tap with a shower fitment, a pedestal hand wash basin and close-coupled WC complete the suite. There are inset ceiling spotlights, an extractor fan, half tiling to the walls, radiator and wood effect tiled flooring

Outside

located in a cul-de-sac position and being set back from the road behind a recently double paved driveway with access to the front entrance door and the SINGLE GARAGE which has an up and over door with light, power and a useful water tap.

the rear garden has a lawn with a paved patio seating area, timber sleepers and screen fencing with a timber pedestrian gate giving access to the rear for bins. There is also the added benefit of an outside water tap and an outdoor electric socket

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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 test themselves in the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any services 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.

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