



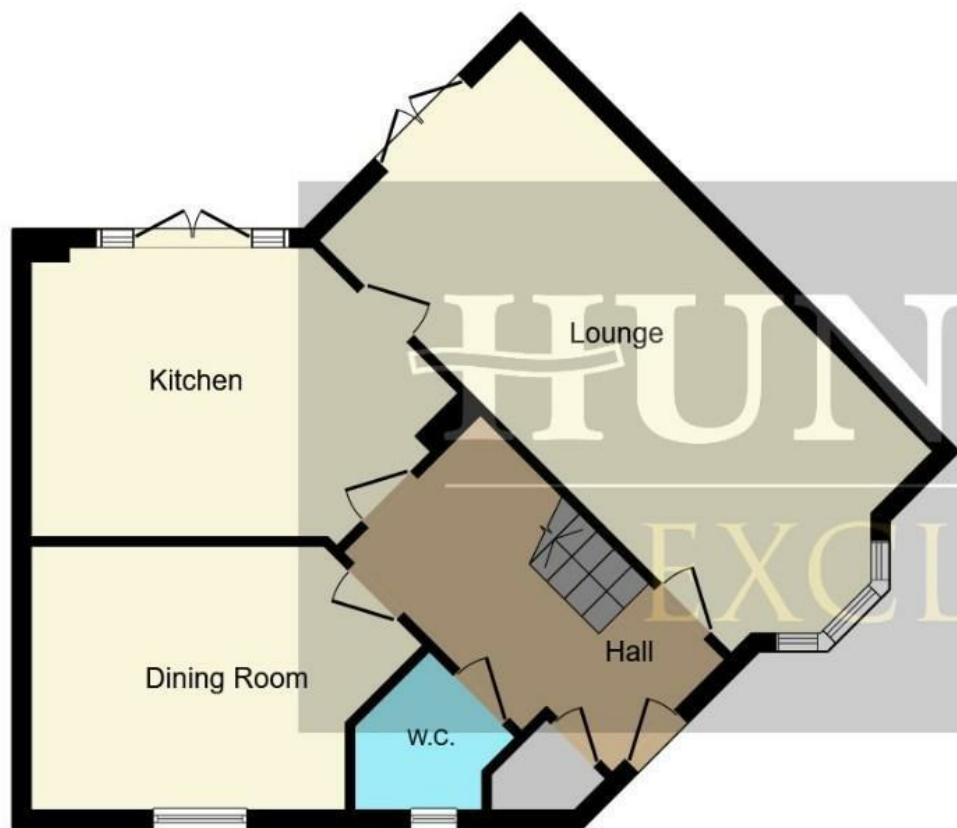
# 1 Fenn Croft, Lichfield, WS13 6WH

£490,000

located on the popular residential development of Darwin Park, Lichfield and conveniently placed for all local amenities including shops, schools and transport links, this detached family home is available with no upward chain. Offering a generous amount of versatile living space and perfect areas for socialising as well as spacious bedrooms and plenty of bathrooms for family living. There is a landscaped garden to the rear of the property and a driveway with a garage providing ample parking to the front. Viewing is a must to see what this perfect family home has to offer. EPC rating - B

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000  
lichfield@hunters.com | [www.hunters.com](http://www.hunters.com)





**Ground Floor**



**First Floor**

Total floor area 119.9 m<sup>2</sup> (1,291 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](http://www.focalagent.com)

**Entrance Hallway**

having a composite front entrance door, fitted storage cupboard and a useful under stairs storage cupboard. Ceiling light point, radiator, wood effect laminate flooring and stairs 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, wood effect laminate flooring and a UPVC double-glazed window to the front aspect

**Living Room**

having two ceiling light points, radiator, UPVC double-glazed French doors into the rear garden and a UPVC double-glazed bay window overlooking the front aspect

**Dining Room**

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect. This room can also be versatile in its use and could easily be a playroom/office/snug

**Open Plan Breakfast Kitchen**

having a range of wall and base units with wood effect roll top work surfaces with matching upstands, inset stainless steel sink with drainer and a co-ordinating central island with Quartz work surfaces and breakfast bar. Double electric oven, gas hob with extractor hood and integrated fridge-freezer, dishwasher and washer-drier. Two ceiling light points, part tiling to walls, radiator, wood-effect laminate flooring and UPVC double-glazed French doors giving access into the rear garden

**First Floor Landing**

having an airing cupboard which also houses the hot water tank. Ceiling light point, access to the partially boarded loft via a fitted ladder and a radiator

**Master Bedroom**

having two double fitted wardrobes providing ample

hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect. Door into the

**En-suite**

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

**Bedroom Two**

again benefitting from fitted wardrobes providing further storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

**Bedroom Three**

with a useful fitted storage cupboard over the stairs bulk head. Ceiling light point, radiator and two UPVC double-glazed windows overlooking the front aspect

**Bedroom Four**

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

**Family Bathroom**

having a white suite comprising of a panelled bath with a mixer tap, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, towel radiator, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

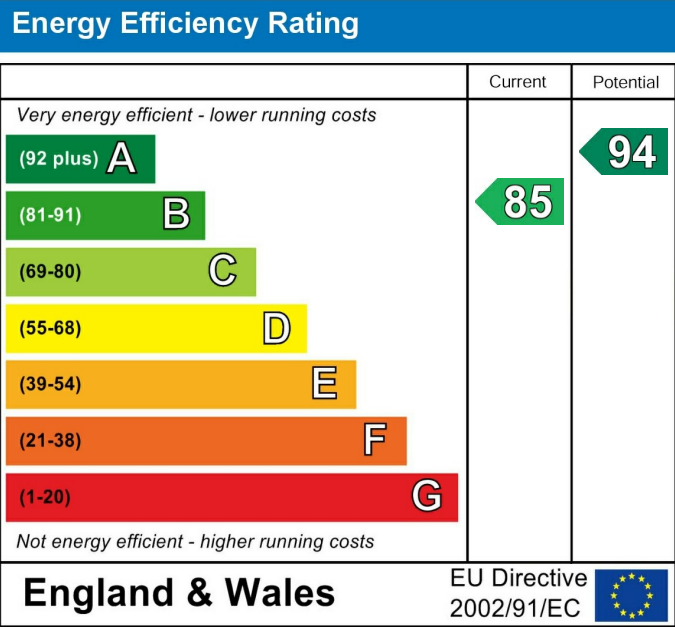
**Outside**

the front of the property is set back from the road and is accessed via a shared private driveway, there are established shrubs and a paved pathway leading to the front entrance door and the tarmacadam driveway which is located at the side of the property which in turn gives access to the detached single garage and a pedestrian gate to the rear garden

the landscaped rear garden has a paved patio seating area perfect for dining and entertaining, an artificial lawn and composite decking. There is also a useful storage shed and an outside water tap

**AGENTS NOTE**

the property is located on a private driveway and there will be a shared obligation to contribute to any future maintenance  
There is an estate charge for the upkeep of the green spaces and we are advised by the current owners that the charge is £135.00 per annum



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.











