



20 Longstaff Croft, Lichfield, WS13 7DT  
£300,000

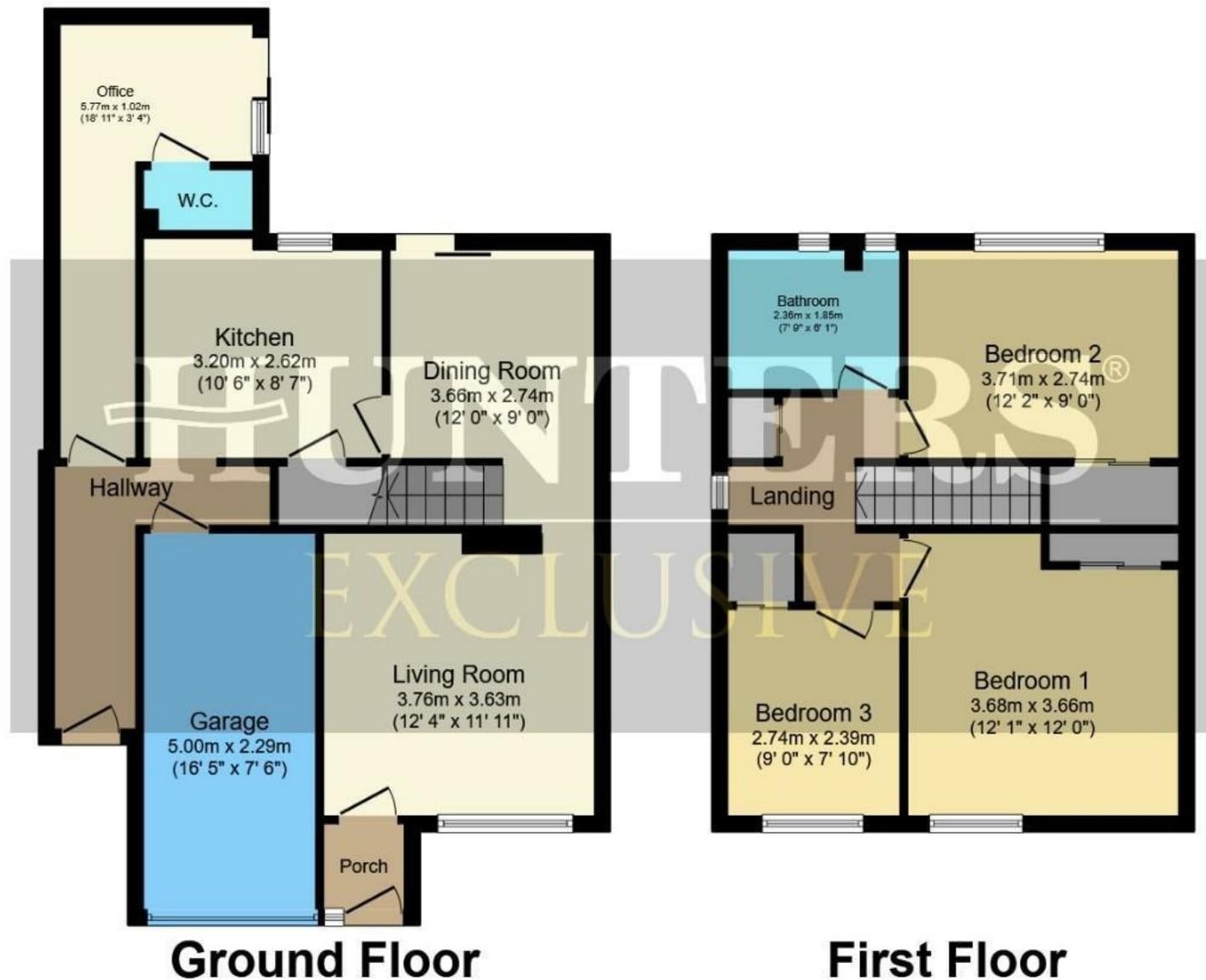
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

20 Longstaff Croft, Lichfield, WS13 7DT

£300,000

this generous property has been thoughtfully extended providing a perfect work from home space and is positioned in an ideal spot for local amenities and transport links. Offered for sale with no upward chain this family home boasts a driveway and a garage aswell as a south-facing rear garden. Benefitting from Gas Central Heating and UPVC double-glazing, the accommodation briefly comprises of; Entrance Porch, Living Room, Dining Room, Kitchen, Hallway, Office/Study and Guest WC. First Floor Landing, Three Bedrooms and a Family Bathroom. South-facing garden to the rear and a Driveway with a Garage to the front. EPC rating - E

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Total floor area 110.3 m<sup>2</sup> (1,187 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 Porch

accessed via a composite front entrance door and having a wall light fitment, radiator and tiled flooring

### Living Room

having a feature cast iron fireplace with a wood effect mantle and an inset gas fire. Ceiling light point, two wall light fitments, radiator, wood flooring and a UPVC double-glazed window to the front aspect

### Dining Room

having the staircase leading to the first floor. Ceiling light point, radiator, wood flooring and UPVC double-glazed patio doors into the rear garden

### Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset acrylic sink with mixer tap and drainer. Integrated double oven, gas hob with extractor hood, dishwasher and washing machine. Inset ceiling spotlights, part tiling to walls, useful walk-in pantry cupboard, radiator, tiled floor and a UPVC double-glazed window to the rear aspect

### Inner Hallway

accessed via a wooden door and having ceiling spotlights and a tiled floor. Providing access to the

### Office/Study

having inset ceiling spotlights, radiator, wood-effect laminate flooring and UPVC double-glazed patio doors into the rear garden

### Guest WC

fitted with a wall mounted hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to wall, radiator and laminate flooring

### First Floor Landing

having a useful fitted airing cupboard housing the combination boiler. Ceiling light point, access to the

boarded loft via a fitted ladder and a UPVC double-glazed window to the side aspect

### Bedroom One

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

### Bedroom Two

again benefitting from fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

### Bedroom Three

with useful fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the front 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. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, tiled flooring and two UPVC double-glazed windows to the rear aspect

### Outside

the front of the property is set back from the road with a block paved driveway and pebbled frontage. There is access into the integral garage via an electric door and the garage has light and power. There is also an door on the side of the property to access the inner hallway.

the fully enclosed, south-facing rear garden has a lawn with well established shrubs and hedges and a paved patio seating area perfect for outside dining or entertaining. There is screen fencing, a useful outside water tap and a timber shed for storage.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



