



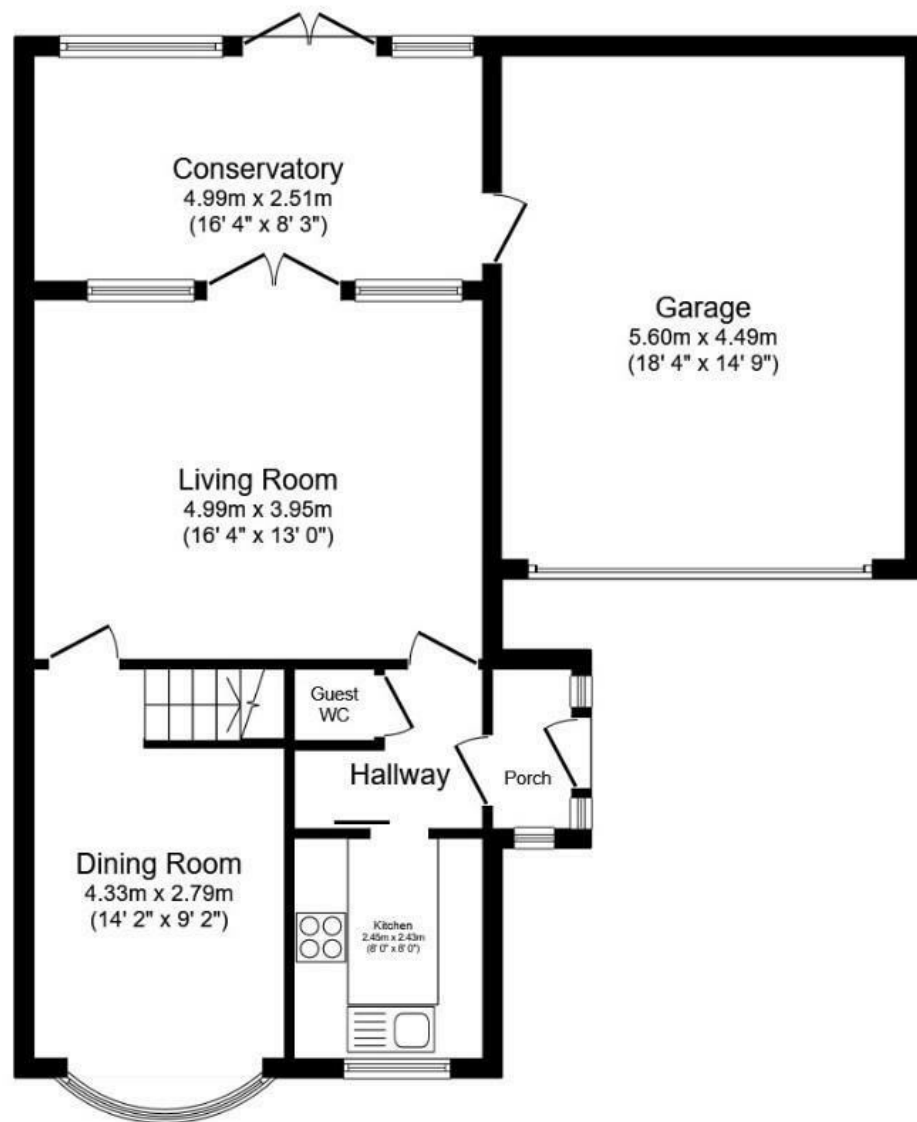
16 Chapel Lane, Lichfield, WS14 9BA  
£450,000

16 Chapel Lane, Lichfield, WS14 9BA

£450,000

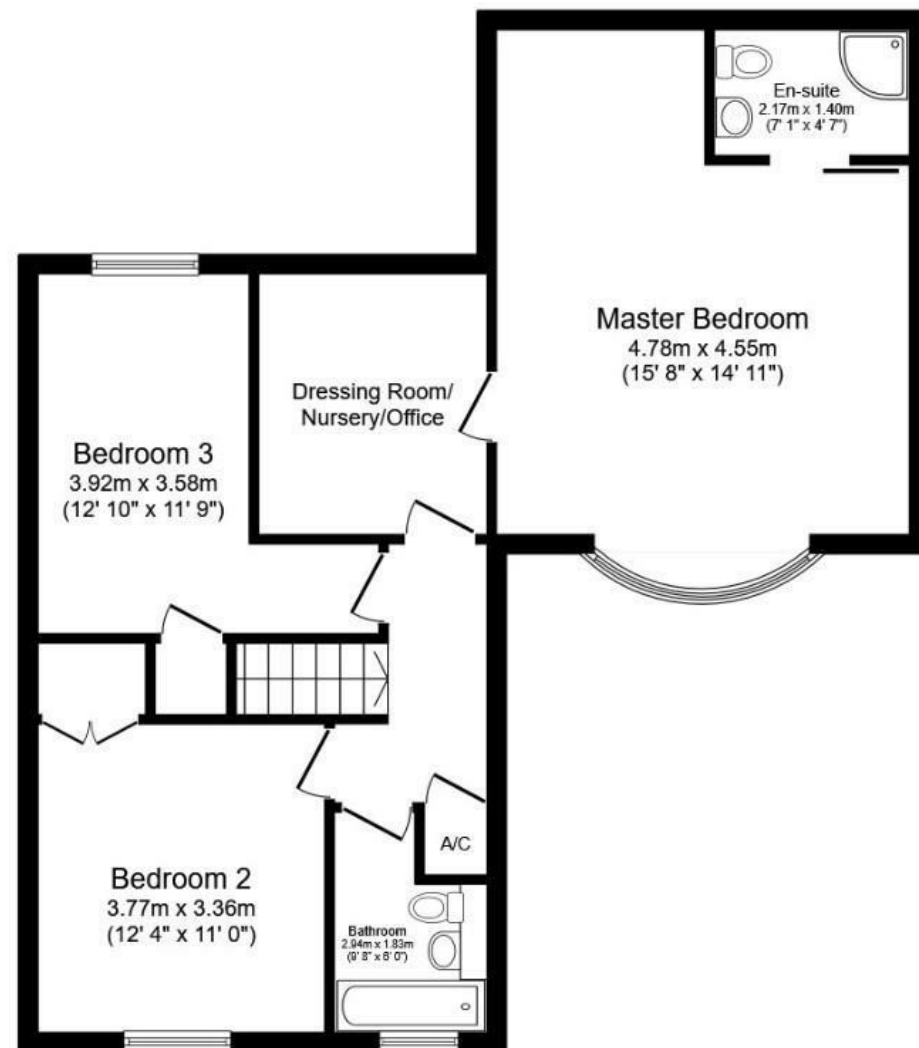
this immaculately presented family home is located in a sought after area of Lichfield due to its close proximity to the city centre which has the cathedral, cafes, shops & restaurants, transport links via rail and road and locally sought after school. This property has been thoughtfully extended to provide generous living space on the ground floor as well as having spacious bedrooms. Benefitting from gas central heating and UPVC double-glazing, the property in brief comprises of; Entrance Porch, Hallway, Guest WC, Spacious Living Room, Conservatory, Dining Room and Kitchen. First Floor Landing, Master Bedroom with En-suite, Dressing Room/Nursery/Office, Two Further Double Bedrooms and a Family Bathroom. Driveway to the front with parking for several vehicles, DOUBLE GARAGE and a fully enclosed, private rear garden. EPC rating - D

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



### Ground Floor

Floor area 84.6 sq.m. (910 sq.ft.)



### First Floor

Floor area 69.2 sq.m. (745 sq.ft.)

Total floor area: 153.8 sq.m. (1,655 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



Entrance Porch

accessed via a UPVC double-glazed door and having inset ceiling spotlights, fitted coir entrance mat and tiled floor. Door into the

Hallway

having a ceiling light point, coving, radiator and oak-effect laminate flooring

Guest WC

having a wall mounted hand wash basin and a close-coupled WC. Ceiling light point, tiling to walls and oak-effect vinyl flooring

Living Room

having a feature stone and marble effect fireplace with an inset gas fire. Two wall light fitments, radiator, oak-effect laminate flooring, door into the dining room and French doors into the

Conservatory

being brick and UPVC double-glazed construction with a self-cleaning glass roof. Two wall light fitments, radiator, tiled floor, door into the garage and French doors leading out onto the rear garden

Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset composite sink with drainer. Electric oven, induction hob with an extractor hood above and appliance space for a fridge-freezer and a dishwasher. Ceiling light point, coving, part tiling to walls, tiled floor and a UPVC double-glazed window to the front aspect

Dining Room

being accessed from the hallway and the living room and having stairs leading to the first floor. Ceiling light point, radiator, oak-effect laminate flooring and a UPVC double-glazed bow window overlooking the front aspect

First Floor Landing

having a useful fitted airing cupboard housing the central heating boiler. Ceiling light point, loft access, coving and a UPVC double-glazed bow window to the side aspect

Master Bedroom

accessed off of the dressing room and having fitted wardrobes providing ample hanging and storage space. Ceiling light point, coving, radiator and UPVC double-glazed windows to the front and rear aspects. Door into the

En-suite

having a fitted corner shower enclosure with an overhead electric fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, aqua panelling to the walls, towel radiator and a UPVC double-glazed window to the rear aspect

Dressing Room/Nursery/Office

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

comprising of a panelled bath with a shower tap fitment and a vanity storage unit housing the hand wash basin and WC. Ceiling light point, coving, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

DOUBLE GARAGE

the double garage can be accessed from the front of the property via an up and over door. There is a personnel door giving access from the conservatory and the current owners use part of the garage as a utility space as there is two ceiling light points and space with plumbing for a washing machine and tumble drier.

Outside

the front of the property is set back from the road with a fully block paved driveway providing off-road parking for several vehicles which in turn leads to the DOUBLE GARAGE via an up and over door.

the fully enclosed rear garden has a paved patio seating area perfect for entertaining, lawn with a feature brick wall edging and well established shrub borders, There is screen fencing and a useful timber storage shed

AGENTS NOTES

\*\*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		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

These particulars are intended to give a fair and reliable description of the property but no representation or warranty 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.

England & Wales

EU Directive 2002/91/EC















