



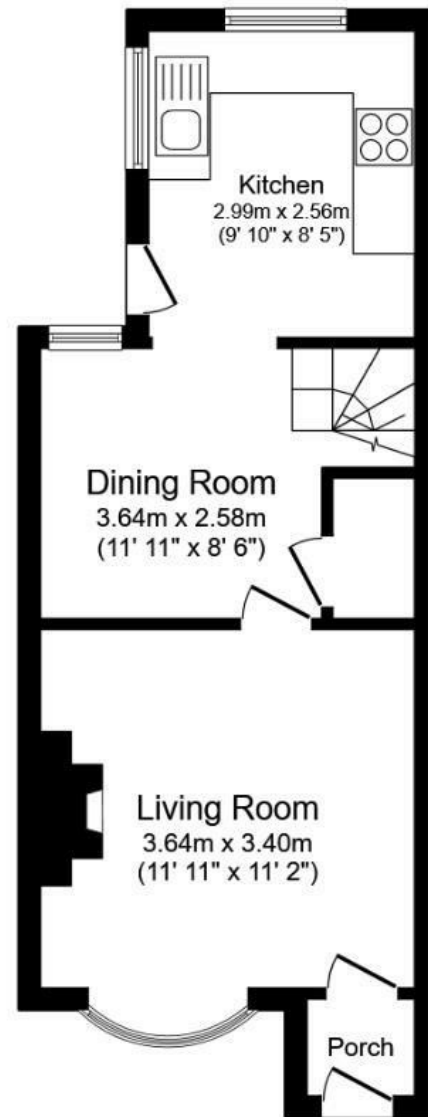
34 Chapel Lane, Lichfield, WS14 9BQ
£260,000

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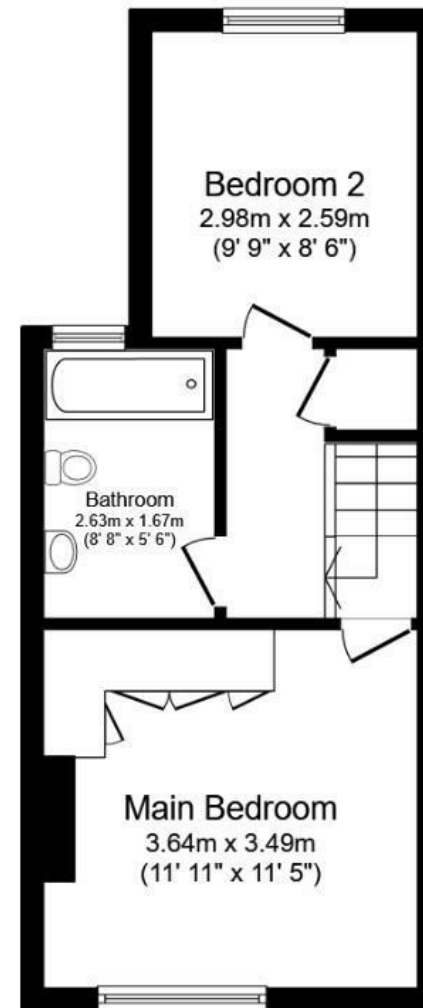
this charming two bedroomed cottage is located in a great position for the City Centre and is offered for sale with no upward chain. This lovely property is located within close proximity to local amenities, Shops and Schools. Benefitting from gas central heating and UPVC double-glazing, the property in brief comprises of; Entrance Vestibule, Living Room, Dining Room and Kitchen. First Floor Landing, Two Bedrooms and a Bathroom. Garden to front and courtyard garden to the rear. EPC rating - D

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Ground Floor

Floor area 32.3 sq.m. (348 sq.ft.)



First Floor

Floor area 30.6 sq.m. (330 sq.ft.)

Total floor area: 62.9 sq.m. (677 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

Entrance Vestibule

accessed via a upvc front door with a wooden entrance door giving access into the

Living Room

having a brick based feature gas fireplace on a tiled hearth, ceiling light point, radiator and UPVC double glazed window to the front aspect

Dining Room

having a ceiling light point, radiator, storage cupboard and stairs to the first floor. UPVC double-glazed window to the rear aspect and access to the cellar

Kitchen

having a range of wall and base units with rolltop work surfaces, stainless steel sink and drainer, gas hob and electric oven with a extractor fan and part tiling to walls. Plumbing space for a washing machine, space for a free standing fridge-freezer and a wall-mounted boiler. Ceiling light point, radiator, two UPVC windows to the rear and side aspect with a UPVC door giving access to the rear garden

First Floor Landing

having a ceiling light point, loft access and an airing cupboard housing the water tank

Bedroom One

having a ceiling light point, radiator, decorative cast iron fireplace, fitted wardrobes and a UPVC double-glazed window to the front aspect

Bedroom Two

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

Bathroom

having a panelled bath with an overhead mains shower fitment, close-coupled WC and pedestal hand wash basin. Ceiling light point, radiator, part tiling to walls and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road and has a lawn with well established shrubs and hedges. There is a paved pathway to the front entrance door. There is a dropped kerb to allow parking on the lawn

the rear of the property has a paved courtyard with mature shrubs, timber storage shed and a useful outside water tap

AGENTS NOTE

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group – see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.





