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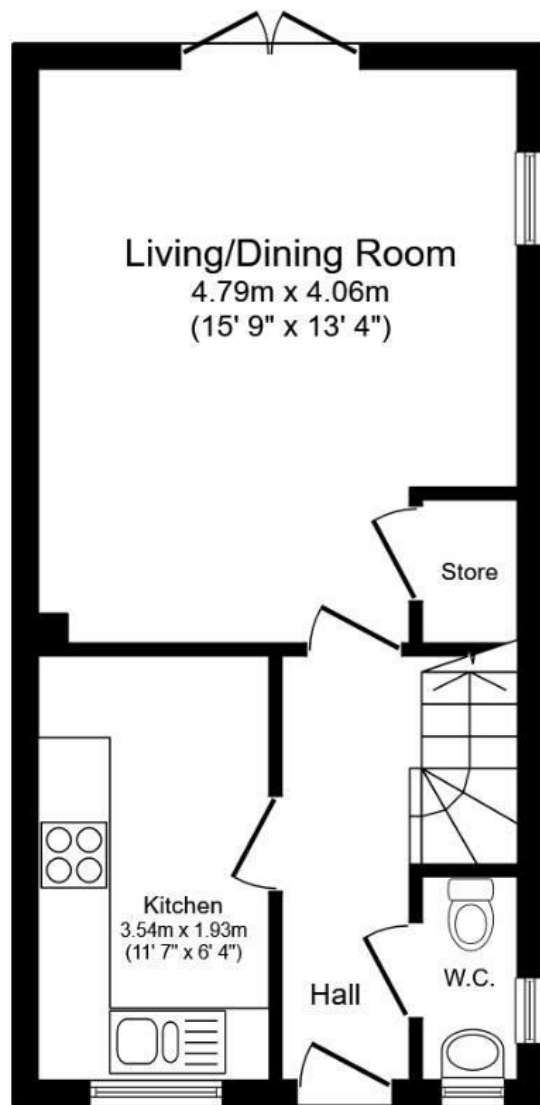
32 Woodlark Way, Streethay, Lichfield, WS13 8WT
£280,000

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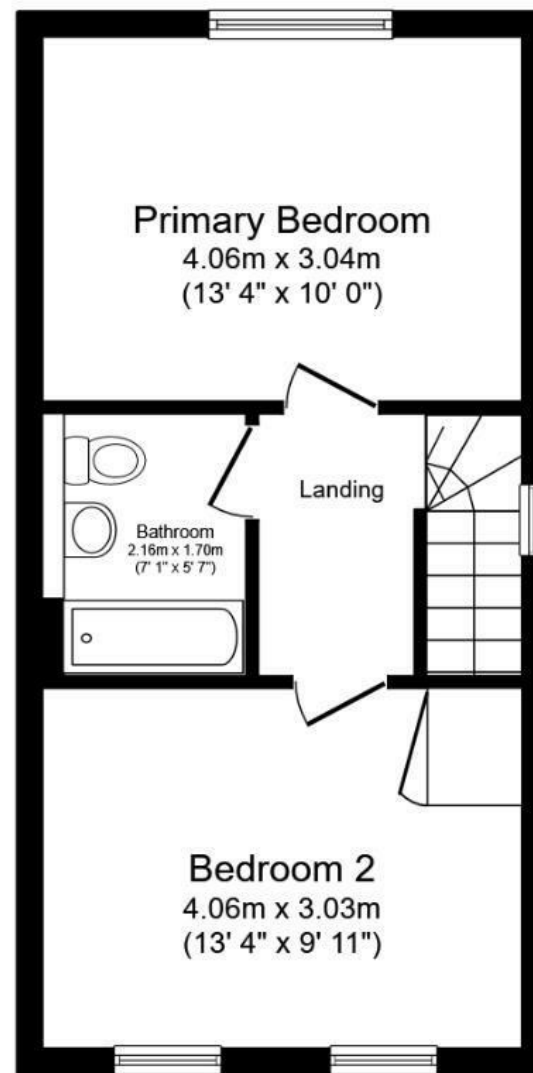
This two-bedroomed semi-detached property is situated on a sought after residential development in Streethay, Lichfield. Located within close proximity to the A38, nearby transport links and local amenities. Perfect for first time buyers, this property, in brief comprises of; Entrance Hallway, Guest WC, Kitchen and Living Room. First floor landing, Two double Bedrooms and a Family Bathroom. Gardens to Front and Rear with driveway parking for two cars. EPC Rating - B

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



Ground Floor

Floor area 33.7 sq.m. (363 sq.ft.)



First Floor

Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 67.4 sq.m. (726 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 Hallway

accessed via a composite front door, having a ceiling light point, radiator, wood laminate flooring and stairs to the first floor

Guest WC

having a close-coupled WC. pedestal handwash basin with a tiled splashback, ceiling light point, radiator, vinyl flooring and a UPVC double glazed window to the front aspect

Kitchen

having a range of wall and base units with rolltop surfaces and upstands, stainless steel sink and drainer, gas hob, electric oven and extractor fan with a stainless steel splashback. Intergrated dishwasher and washing machine, with a free standing fridge-freezer. Ceiling light point, laminate flooring and a UPVC double-glazed window to the front aspect

Living Room

having a ceiling light point, two wall light points, radiator, under stairs storage cupboard, laminate wood flooring and UPVC french doors giving access to the rear garden

First Floor Hallway

having a ceiling light point, loft access and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom Two

having a ceiling light point, radiator, storage cupboard and two UPVC double-glazed windows to the front aspect

Bathroom

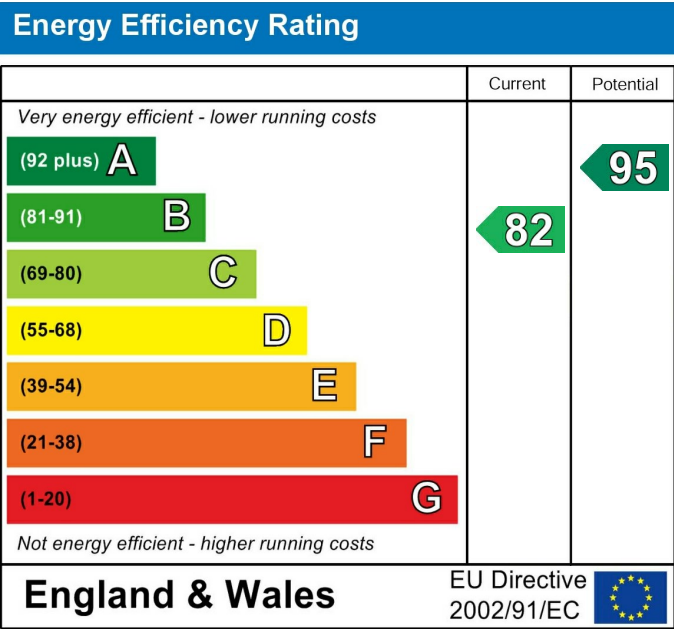
having a close-coupled WC, pedestal handwash basin

with a tiled splashback and a panelled bath with an overhead mains shower fitment. Ceiling light point, extractor fan, radiator, part tiling to walls and tiled flooring

Outside

the property is set back from the road with a front lawn and tarmacadam driveway to the side of the property for two cars.

The rear garden has a paved patio, lawn area with mature shrubs, outside water tap and a timber gate giving access to the front of the property



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.

