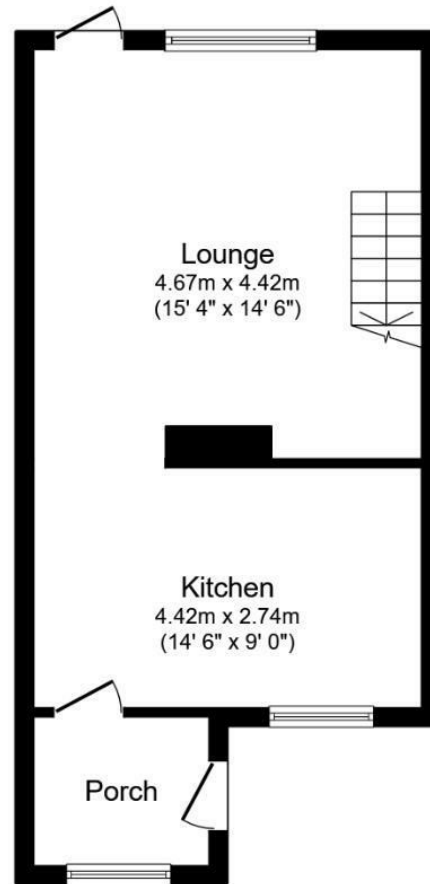




17 Smithfield Rise, Lichfield, WS13 6SG

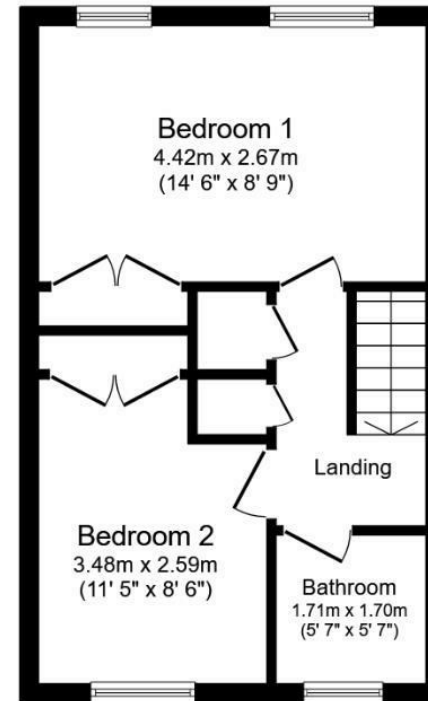
£235,000

perfect for first time buyers is this generous two bedroomed property on a plot which provides good potential to extend (STPP). Located in a popular area of Lichfield close to the scenic Stowe Pool and having good access to the City Centre and all local amenities. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises of; Entrance Porch, Refitted Dining Kitchen and Living Room. First Floor Landing, Two Double Bedrooms and a Family Bathroom. Gardens to Front and Rear. EPC rating - D



Ground Floor

Floor area 36.8 sq.m. (396 sq.ft.)

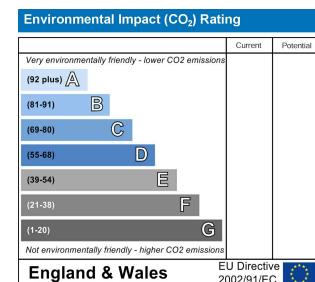
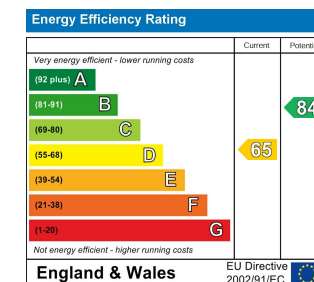


First Floor

Floor area 33.2 sq.m. (357 sq.ft.)

Total floor area: 70.0 sq.m. (753 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 Porch

accessed via a UPVC double-glazed front entrance door and having inset ceiling spotlights, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect. Door into the

Dining Kitchen

fitted with a range of wall and base units, wood effect work surfaces with co-ordinated upstands and an inset acrylic sink with drainer and gold effect mixer tap. Rangemaster gas cooker with a Smeg extractor hood, appliance spaces for a free-standing fridge-freezer, dishwasher and a washing machine. Inset ceiling spotlights, coving, radiator, wood-effect laminate flooring and a UPVC double-glazed window to the front aspect

Living Room

having inset ceiling spotlights, coving, radiator, wood-effect laminate flooring, UPVC double-glazed window and stairs leading to the

First Floor Landing

benefitting from a useful fitted cupboard providing ample storage space and a further storage cupboard housing the central heating boiler. Ceiling light point, access into the loft space, radiator and wood-effect laminate flooring

Bedroom One

benefitting from a fitted double wardrobe with hanging and storage space. Ceiling light point, radiator, wood-effect laminate flooring and two UPVC double-glazed windows to the rear aspect

Bedroom Two

again benefitting from a fitted double wardrobe. Ceiling light point, radiator, wood-effect laminate flooring and a UPVC double-glazed window to the front aspect

Bathroom

having a panelled bath with a mixer tap and shower tap fitment, pedestal hand wash basin and a close-coupled

WC. Ceiling light point, part tiling to walls, vinyl flooring and a UPVC double-glazed window to the rear aspect

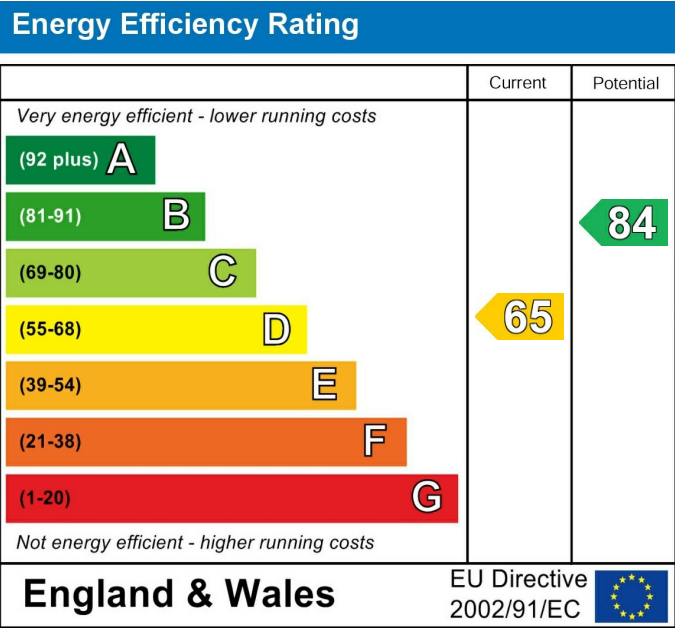
Outside

the front of the property is set back from the pedestrian path and is accessed via a timber pedestrian gate with steps leading up to the front entrance door. There is lawn with well established shrubs and hedges and a useful outside water tap

there is a good sized, private rear garden with lawn and a paved patio seating area and steps leading up to a timber pedestrian gate giving access to the rear car parking area. There is an additional side garden with timber decked seating area and access to the front of the property, this area could also be used to extend the property STPP. The rear garden also benefits from a storage shed and an outside water tap

AGENTS NOTE

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.



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.



