

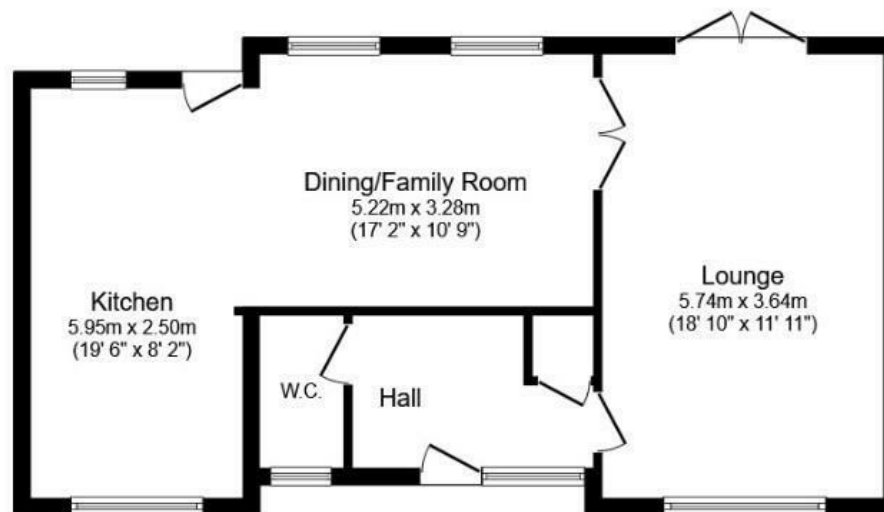


156 Birmingham Road, Lichfield, WS14 9BW

Offers In Excess Of £485,000

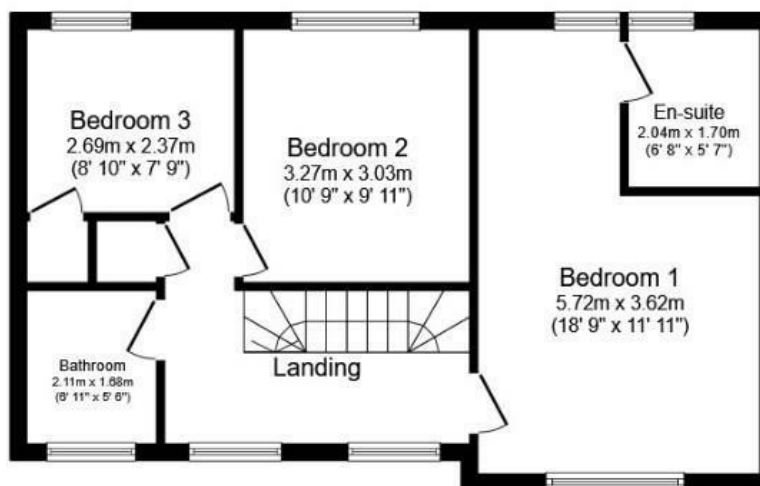
positioned on a corner plot in a sought after area of Lichfield, this spacious property is located perfectly for direct transport links, access into the city centre, all local amenities and would be great for a family or downsizers. Offered for sale with NO UPWARD CHAIN and further benefitting from gas central heating and UPVC double-glazing. The property in brief comprises of; Entrance Hallway with storage, Guest WC, Generous Living Room and an Open Plan Kitchen, Dining and Family Room. First Floor part galleried Landing, Master Bedroom with Dressing Area and En-suite, Two Further Bedrooms and a Family Bathroom. Enclosed rear garden with patio and a secure in-out driveway with off-road parking for several vehicles. EPC Rating - D

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Ground Floor

Floor area 60.1 sq.m. (647 sq.ft.)



First Floor

Floor area 52.0 sq.m. (560 sq.ft.)

Total floor area: 112.1 sq.m. (1,207 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 UPVC double-glazed entrance door and having a useful under stairs storage cupboard. Inset ceiling spotlights, coving, wall light fitment, radiator, oak flooring and stairs leading to the first floor

Guest WC
having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, oak floor and a UPVC double-glazed window to the front aspect

Living Room
having a feature granite and marble fireplace with an inset coal effect gas fire. Two ceiling light points, coving, three wall light points, two radiators, UPVC double-glazed window overlooking the front aspect, UPVC double-glazed French doors into the rear garden and internal double doors into the

Open Plan Kitchen, Dining and Family Room
Dining Kitchen having a range of fitted wall and base units with oak effect work surfaces, matching upstands, co-ordinating breakfast bar and an inset composite sink and a half with drainer. Integrated appliances include; an electric oven, induction hob and extractor hood, dishwasher, wine fridge, American style fridge-freezer and a washing machine. Inset ceiling spotlights, radiator, cupboard housing the central heating boiler, oak effect flooring, UPVC double-glazed window overlooking the front aspect, two UPVC double-glazed windows and a UPVC double-glazed door to the rear garden
The Family area has inset ceiling spotlights, radiator, oak effect flooring and a UPVC double-glazed window overlooking the rear garden

First Floor Galleried Landing
a part galleried landing flooded with natural light and benefitting from a useful fitted storage cupboard. Inset ceiling spotlights, access to the loft space and two

UPVC double-glazed windows overlooking the front aspect

Master Bedroom with Dressing Area
a generous 'L' shaped room providing bedroom and dressing space. The bedroom has a ceiling light point, radiator, oak effect flooring and a UPVC double-glazed window overlooking the front aspect.
The dressing area has inset ceiling spotlights, co-ordinating oak effect flooring, UPVC double-glazed window to the rear aspect and a door into the

En-suite
having a double walk-in shower enclosure with an overhead mains powered fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

Bedroom Two
having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window overlooking the rear aspect

Bedroom Three
having a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom
comprising of a panelled bath with a mains powered overhead shower fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and a UPVC double-glazed window to the front aspect

Outside
the front of the property is set back from the road occupying a corner plot. There are two sets of timber gates providing a secure in-out driveway which is made up of block paving and gravel and provides off-road

parking for several vehicles. There is a lawn, well established shrubs, trees, a useful outside water tap and a timber pedestrian gate giving access to the rear of the property

the fully enclosed rear garden has a lawn with mature shrub borders and screen fencing. A block paved patio provides the perfect space for entertaining and Al-fresco dining and there is access through the pedestrian gate to the front of the property

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		

This energy efficiency rating is a guide only and does 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 our advisers 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 & WalesEU Directive 2002/91/EC



