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42 Ivanhoe Road, Lichfield, WS14 9AY

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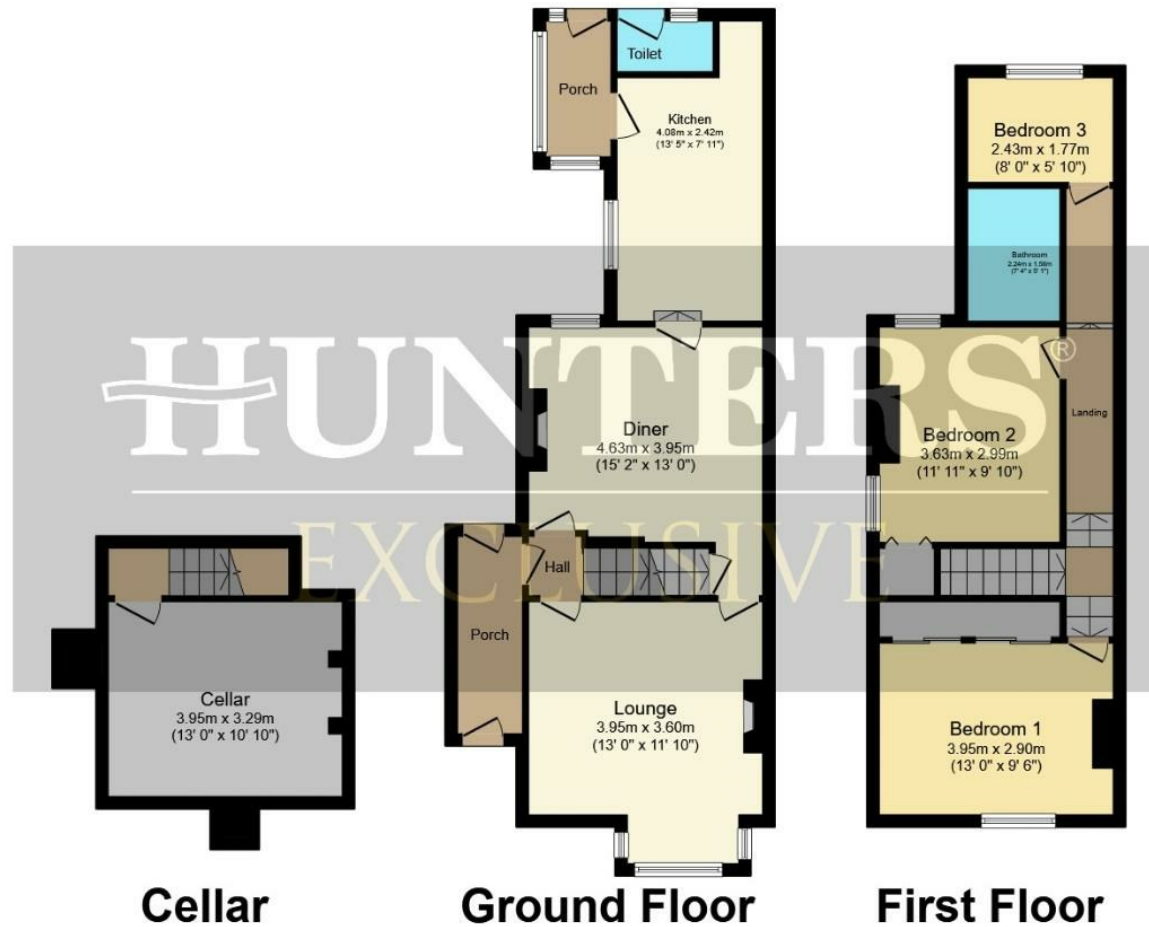
£350,000

this fabulous Victorian semi-detached property is located in a sought after part of Lichfield due to its convenient access to the City Centre as well as the Rail and Bus stations and transport links to the a38 and M6. Benefitting from being offered for sale with no upward chain, the property is ideal for first time buyers, young families and downsizers. Viewings are highly advised to appreciate the accommodation on offer which in brief comprises of; Front lean-to, Entrance Vestibule, Living Room, Dining Room, Cellar, Kitchen, Rear lean-to. First Floor Landing, Three Bedrooms and a Family Bathroom. Driveway for one vehicle to the front and a generous rear garden with an outside WC.

UPVC double-glazing and Gas Central Heating. Available Immediately. EPC rating - D

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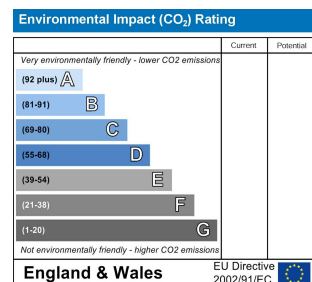
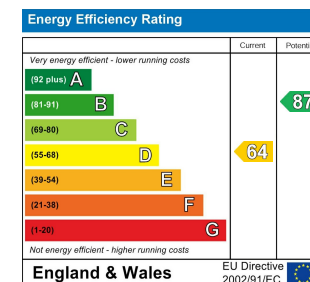




Total floor area 112.7 sq.m. (1,213 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Front Lean-to

constructed of UPVC double-glazed units and having a wall light point with a door to the rear and a door into the

### Entrance Vestibule

having stairs leading to the first floor and a door into the dining room. Door into the

### Living Room

having a feature tiled fireplace. Ceiling light point, coving, radiator and a UPVC double-glazed bay window to the front aspect. Door into the

### Dining Room

also accessed from the entrance vestibule and having a feature brick fireplace. Ceiling light point, radiator, UPVC double-glazed windows to the rear and side aspects and a door to the cellar which has a light. Step down into the

### Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Ceiling strip light, extractor fan, part tiling to walls, free-standing gas cooker, space with plumbing for a washing machine, pantry space with electric points, vertical radiator, UPVC double-glazed window to the side aspect and a UPVC double-glazed door into the

### Rear Lean-to

constructed of UPVC double-glazed units, having electric power sockets and a door into the rear garden

### First Floor Landing

having two ceiling light points, loft access and a radiator

### Bedroom One

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

### Bedroom Two

again benefitting from a fitted storage cupboard. Ceiling light point, radiator and UPVC double-glazed windows to the side and rear aspects

### Bedroom Three

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

### Family Bathroom

having a panelled bath with an overhead electric shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, airing cupboard housing the central heating boiler, radiator and a UPVC double-glazed window to the side aspect

### Outside


the front of the property is set back from the road with a block paved driveway providing parking for one car

the rear garden has a paved patio seating area, lawn, screen fencing, useful outside water tap, timber storage shed and benefits from an outside toilet which has lighting and a close-coupled WC

### 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 of £40 plus VAT per buyer\*\*

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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.



















