

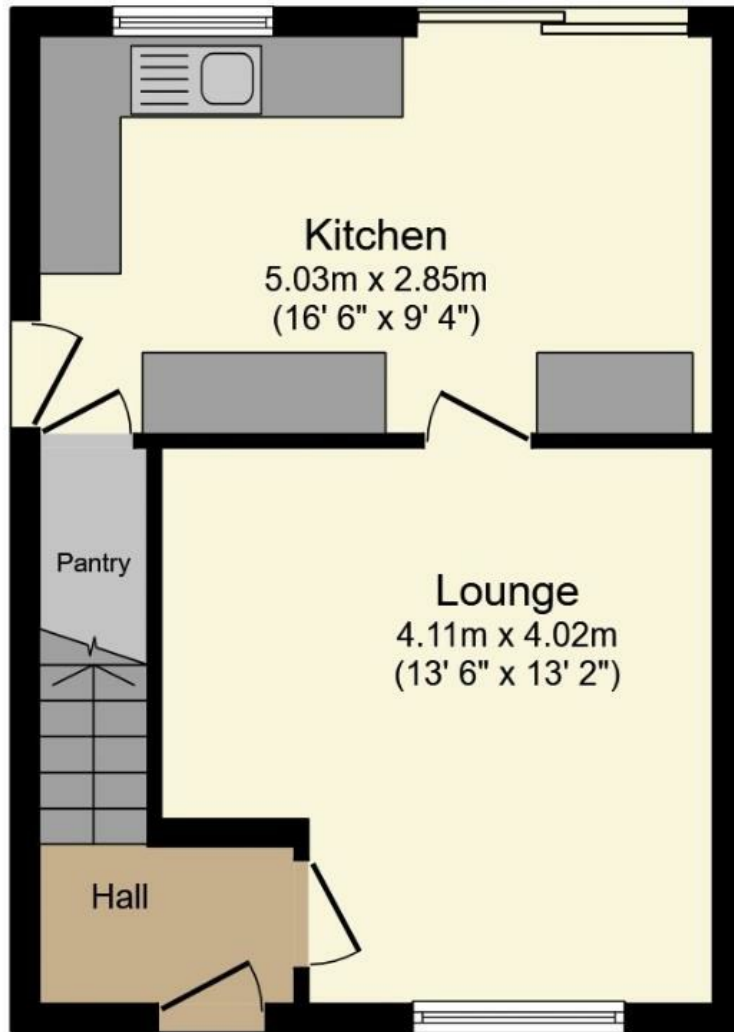


43 Netherbridge Avenue, Lichfield, WS14 9UF

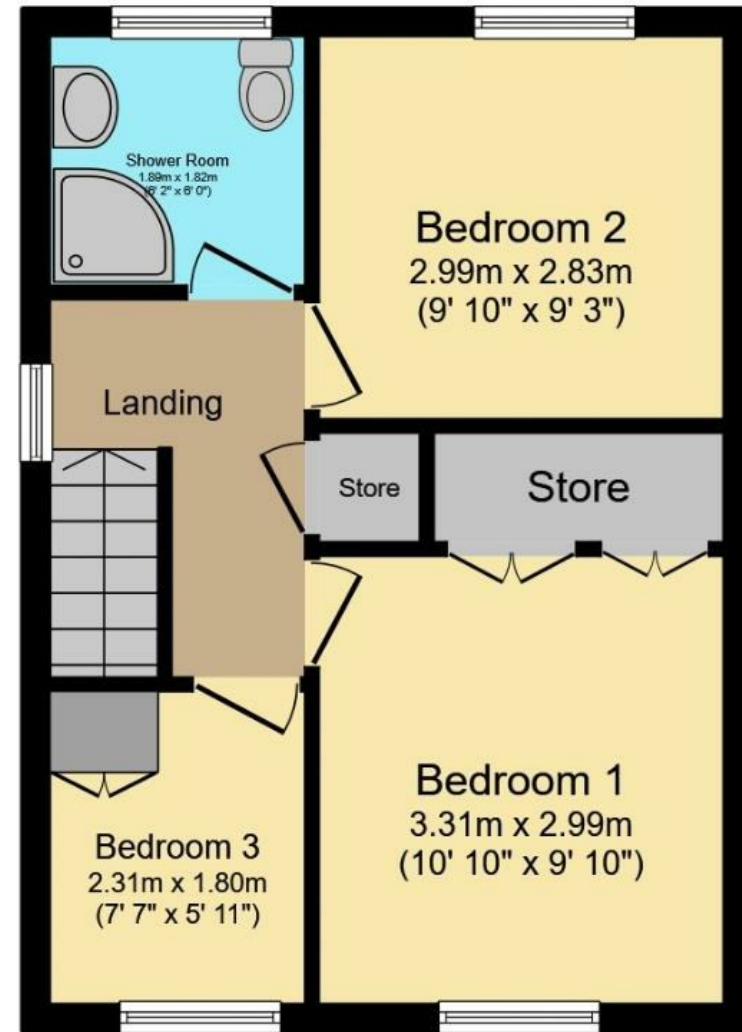
Offers In Excess Of £300,000

An excellent opportunity for first-time buyers and investors alike, this three-bedroom semi-detached property offers fantastic potential for those looking to put their own stamp on a home. In need of some modernisation, the property benefits from a paved driveway providing off-road parking, along with a rear garden featuring a single detached garage, offering useful additional storage or workshop space. Offering plenty of scope to add value, this property is an exciting prospect for buyers seeking a home with potential or investors looking for their next project. Benefitting from gas central heating and UPVC double-glazing. In brief, the property comprises of; Entrance hallway, Living Room, Dining Kitchen, First flooring landing, Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom. Externally, the property has a garden to the front and rear, with a paved driveway providing off-road parking and access through a pedestrian gate to the detached single garage. EPC RATING - TBC

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Ground Floor



First Floor

Total floor area 71.2 sq.m. (766 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). Powered by propertybox.io

Entrance Hallway

accessed via a UPVC double-glazed door, having a radiator, a ceiling light point and carpeted flooring

Living Room

having a ceiling light point, a UPVC double-glazed window to the front aspect, a radiator and carpeted flooring.

Dining Kitchen

having a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Boiler mounted to the wall, pantry storage space, a radiator, a UPVC double-glazed window to the rear aspect, UPVC double glazed sliding door leading into garden. Appliance spaces for an washing machine, fridge freezer and dining table. Two ceiling light points, part tiled walls, laminate flooring and a a UPVC double-glazed door leading to the drive side access.

First Floor Landing

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

Family Bathroom

having a ceiling light point, an enclosed shower with an overhead electric shower fitment, pedestal sink, close coupled WC, a radiator, a UPVC double-glazed window to the rear aspect and vinyl flooring

Bedroom One

having a ceiling light point, a UPVC double-glazed window to the front aspect, built in wardrobe storage, a radiator and carpeted flooring.

Bedroom Two

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

Outside

the front of the property is set back from the road with a lawn to the front having well established shrubs and bushes and a block paved driveway to the side.

With a paved pathway to the front entrance door. There is also a useful pedestrian gate giving access to the rear of the property where the detached garage is located.

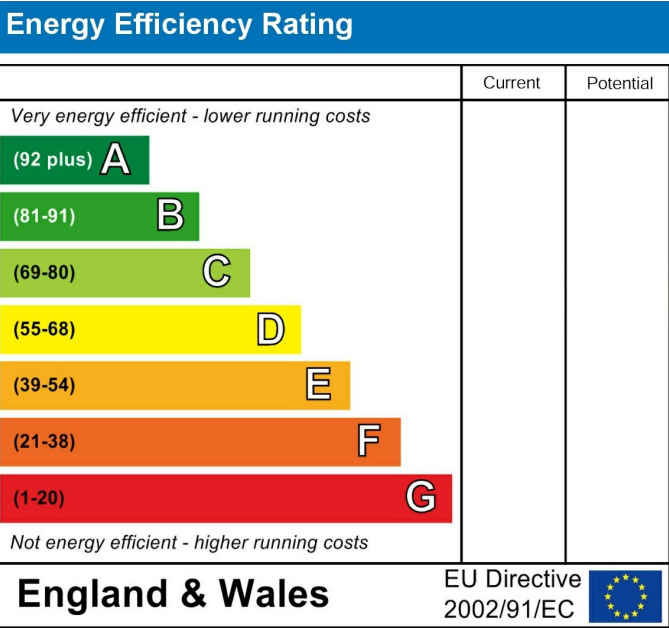
the rear garden has a paved patio, established shrubs and trees, Further seating area, useful outside water tap and a lawn.

Bedroom Three

having a ceiling light point, a UPVC double-glazed window to the front aspect, a radiator and laminate flooring.

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. This charge is non refundable



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.











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