

HUNTERS®
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17 Wordsworth Close, Lichfield, WS14 9BY

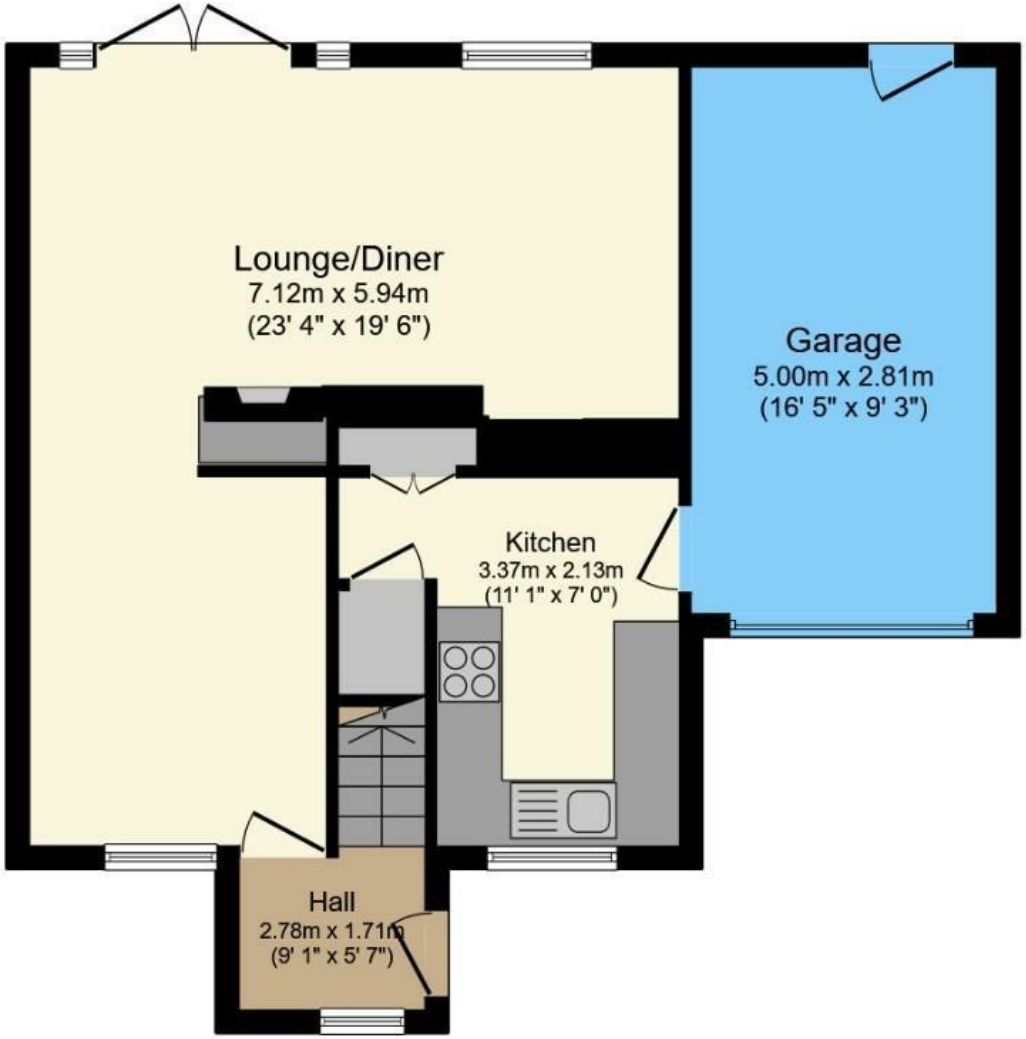
£400,000

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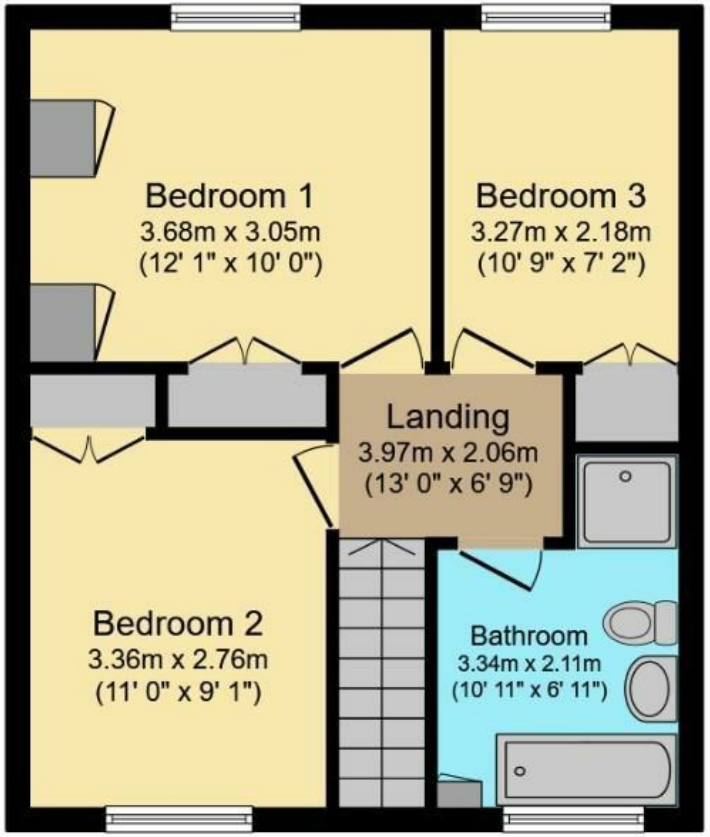
£400,000

Nestled within the highly desirable Lichfield City South area, this charming link-detached home offers a warm and welcoming feel throughout. The property enjoys a lovely residential location within a cul de-sac setting. Appealing to growing families and those looking to be within close proximity to King Edward VI School. A wonderful opportunity for those seeking a comfortable and well-located home. Benefitting from gas central heating and UPVC double-glazing. In brief, the property comprises of; Entrance hallway, Dining room, Living Room, 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 and access to the integral single garage. EPC RATING - TBC

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Ground Floor



First Floor

Total floor area 101.6 sq.m. (1,094 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

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Entrance Hallway
Accessed via a UPVC double glazed front door, a UPVC double-glazed window to the front aspect, a wall mounted light point and carpeted flooring.

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

Living Room
Having a ceiling light point, x 2 wall mounted light points, a UPVC double-glazed window to the rear aspect, x 2 radiators, exposed brick, a brick chimney breast, tiled hearth, a UPVC double glazed french door providing access to the rear garden and carpeted flooring.

Kitchen
Having x 6 spotlights, wall and base units, a UPVC double-glazed window to the front aspect, a composite resin sink with drainer, electric oven, electric hobs, part tiled walls, integrated under counter fridge and freezer, space for washing machine, walk-in pantry storage cupboard, a further storage cupboard and wood effect tiled flooring.

First Floor Landing
Having a ceiling light point, access to the loft and carpeted flooring.

Bedroom One
Having a ceiling light point, plenty of built in storage, a UPVC double-glazed window to the rear aspect, a radiator and carpeted flooring.

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

Bedroom Three
Having a ceiling light point, built in storage, a UPVC double-glazed window to the rear aspect, a radiator and carpeted flooring.

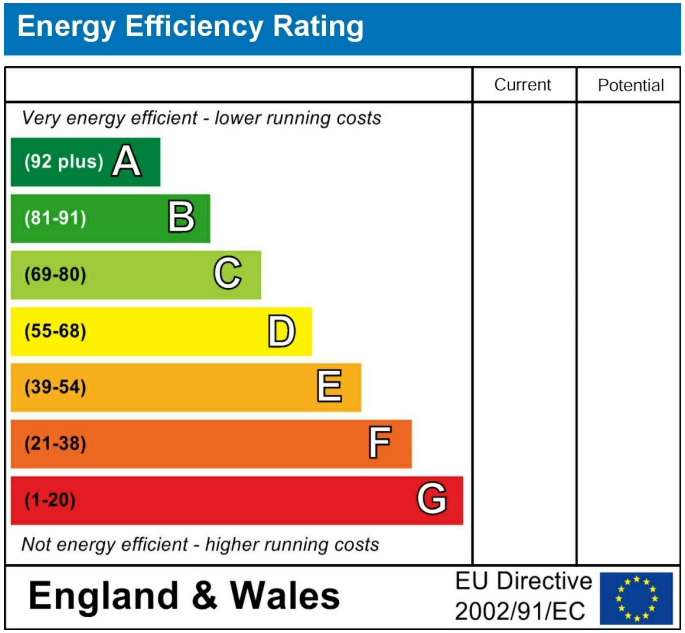
Family Bathroom
Having a ceiling light point, x 1 spotlight, an extractor fan, fully tiled walls, a UPVC double-glazed window to the front aspect, a panelled bath, an enclosed walk in shower with an overhead mains fitment, a vanity hand wash basin, a close coupled WC, a towel radiator and vinyl flooring.

Outside
The property is located in a residential cul-de-sac and is set back from the road with an paved driveway providing off-road parking, which leads to the integral garage via an up and over door.
To the front of the property there is a lawn with trees, bushes, flowers, established shrubs and a useful water tap.

The GARAGE benefits from light and power.

The rear garden has a slabbed patio seating area, lawn, trees, bushes, flowers and established shrubs, a UPVC double glazed door providing access into the single garage and a charming pond, adding to the garden's appeal.

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.


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