

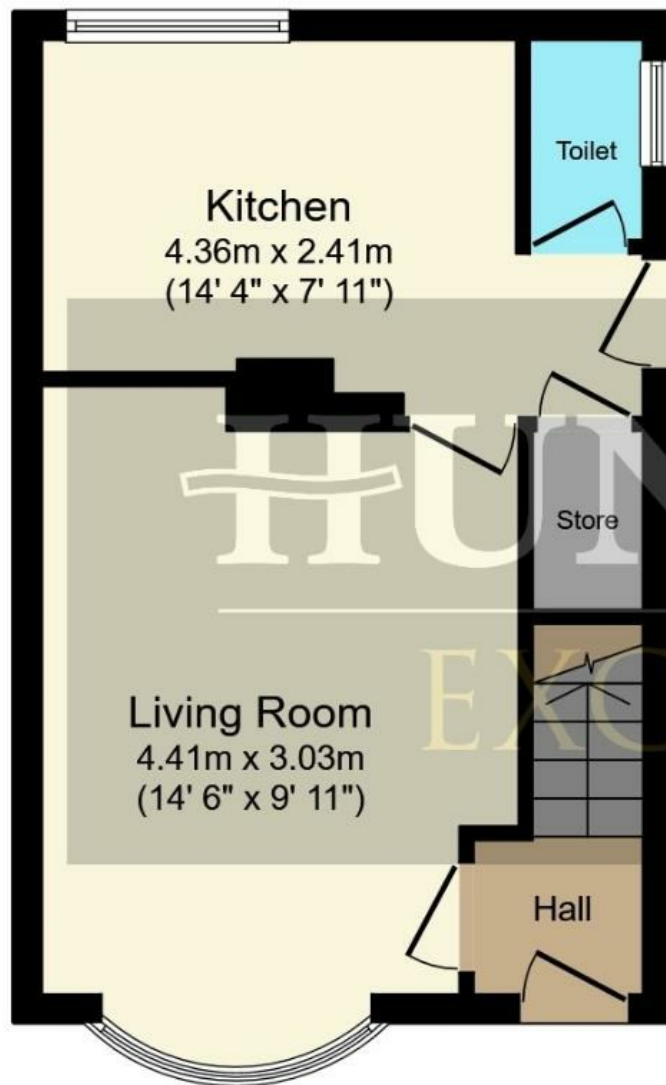


78 Ponesfield Road, Lichfield, WS13 7NN

£220,000

this three bedroomed semi-detached property is a perfect first time buy with an opportunity to improve and create off-road parking. Situated in a popular residential area of Lichfield with reach of all local amenities, schools and the City centre. Benefitting from gas central heating and UPVC double-glazing. The accommodation comprises of; Entrance Hall, Living Room, Breakfast Kitchen, Rear Lobby with Storage and Guest WC. First Floor Landing, Three Bedrooms and a Family Bathroom. Generous Garden to the rear and a paved frontage with the potential to create a driveway (subject to dropping the kerb). EPC rating - C

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Ground Floor



First Floor

Total floor area 66.5 sq.m. (716 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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Entrance Hall

accessed via a UPVC double-glazed door and having a ceiling light point, radiator, laminate flooring and stairs to the first floor. Door into the

Living Room

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

Breakfast Kitchen

having a range of wall and base units, roll top work surfaces and an inset acrylic sink and a half with drainer. Free-standing electric cooker and appliance spaces for a fridge-freezer, dishwasher and washing machine. Two ceiling light points, part tiling to walls, central heating boiler, radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Rear Lobby

with a useful under stairs storage cupboard. Ceiling light point and a UPVC double-glazed door giving access to the side of the property

WC

with a close-coupled WC. Ceiling light point, half tiling to walls, tiled floor and a window to the side aspect

First Floor Landing

having a ceiling light point and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

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 over head mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, tiling to the walls, towel 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 paved frontage, there is a block paved pathway to the front entrance door and a pedestrian gate gives access to the side and rear

the current occupier does use the frontage to park, however there is currently no dropped kerb

the good-sized rear garden has a lawn with a hedge boundary, paved patio and pathway, decked area and a useful timber storage shed.

AGENTS NOTE

please note that there is currently no dropped kerb at the property although this can be applied for through the local council

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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.









