

HUNTERS®
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12 Bluebird Close, Lichfield, WS14 9YL

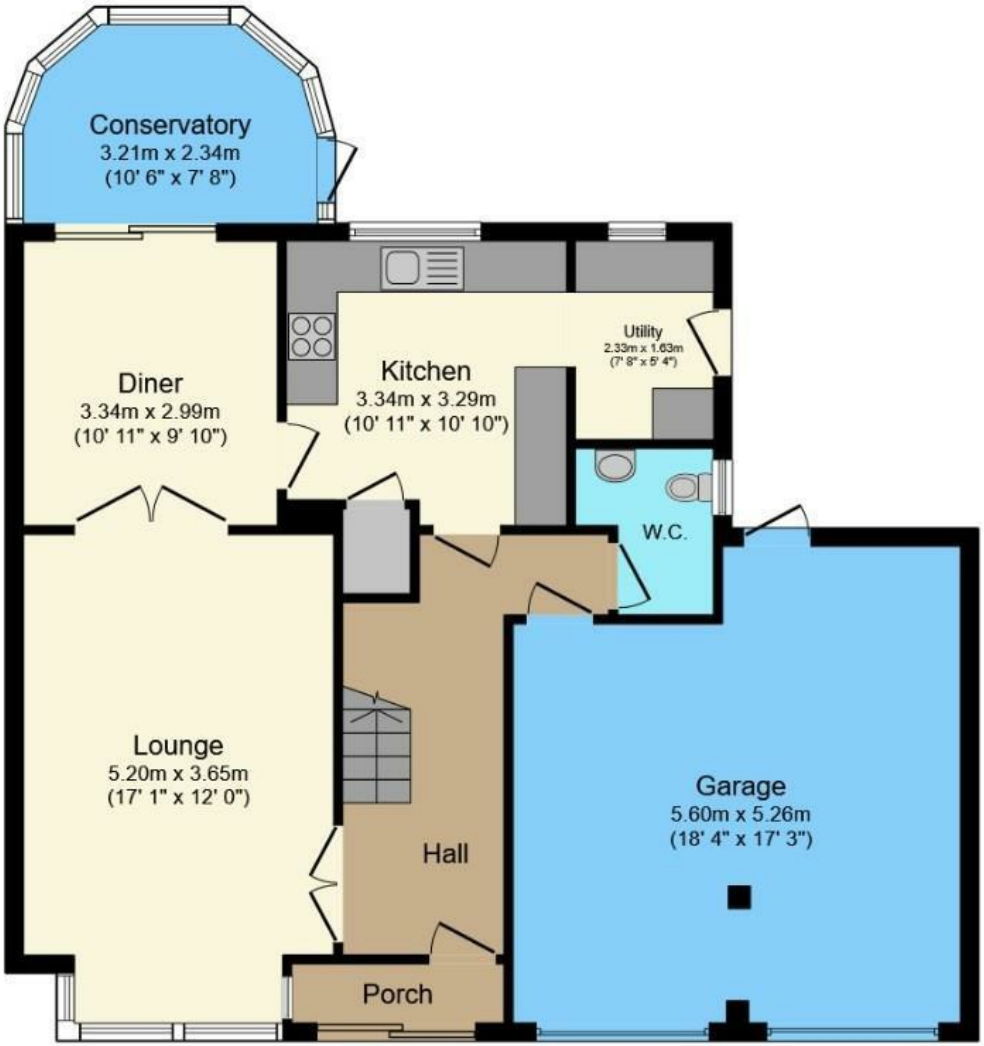
Offers In Excess Of £725,000

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Situated in the highly sought-after Boley Park location, this charming detached family home built in 1987 offers just under 2,000 sq ft of spacious accommodation. The property benefits from a generous driveway providing ample off-road parking, along with a DOUBLE GARAGE, making it an ideal choice for growing families or those seeking additional space and practicality. Offered for sale with NO UPWARD CHAIN. Set within an attractive residential setting, this substantial home is in need of some modernisation, but presents an excellent opportunity to enjoy comfortable family living in a desirable location. Benefitting from gas central heating with a new boiler recently installed and UPVC double-glazing. The accommodation briefly comprises; Entrance Porch, Hallway, Guest WC, Living Room, Dining Room, Conservatory, Dining Kitchen and a Utility Room. First Floor Landing, Master Bedroom with en-suite, three further Bedrooms and a Family Bathroom. Garden to the front and rear. EPC RATING - D

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Ground Floor



First Floor

Total floor area 167.3 sq.m. (1,801 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 Porch
Access via a UPVC double glazed sliding entrance door, having two wall mounted light points, exposed brick, a further UPVC double glazed entrance door to the property and tiled flooring,

Hallway
having x 2 ceiling light points, a radiator and carpeted flooring

Guest WC
a ceiling light point, a UPVC double-glazed window to the side aspect, a close-coupled WC, a pedestal sink, a radiator, part tiled walls and carpeted flooring.

Living Room
having two ceiling light points, a radiator, a UPVC double-glazed bay windows to the front aspect, an exposed brick fireplace with an electric feature fire and carpeted flooring

Dining Room
having a ceiling light point, a UPVC double glazed sliding door into the conservatory, a radiator, space for a 6 seater dining table and carpeted flooring.

Conservatory
having UPVC Anglian double-glazed units and a solid roof offering plenty of natural light, there is a wall mounted light point, a radiator, a UPVC double glazed door providing access into the rear garden and carpeted flooring.

Dining Kitchen
having x 9 spotlights, a range wall and base units with roll top work surfaces, a UPVC double-glazed window to the rear aspect, a stainless steel sink with drainer, part tiled walls, an electric NEFF oven with electric hobs, cooker hood, a radiator, a walk in pantry cupboard, tiled flooring and space for a 4 seater dining table.

Utility Room
having x 3 spotlights, a UPVC double-glazed window to the rear aspect, a stainless steel sink with drainer, a radiator, space for a washing machine, dryer and fridge freezer, a UPVC double glazed door leading into the rear garden and tiled flooring.

First Floor Landing
having a ceiling light point, access to the loft, an airing cupboard housing the water tank and carpeted flooring.

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

En-suite
having a ceiling light point, a UPVC double-glazed window to the side aspect, a radiator, an extractor fan, a close coupled WC, a vanity hand wash basin, tiled walls, an enclosed shower cubicle with an electric shower fitment and carpeted flooring.

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

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

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

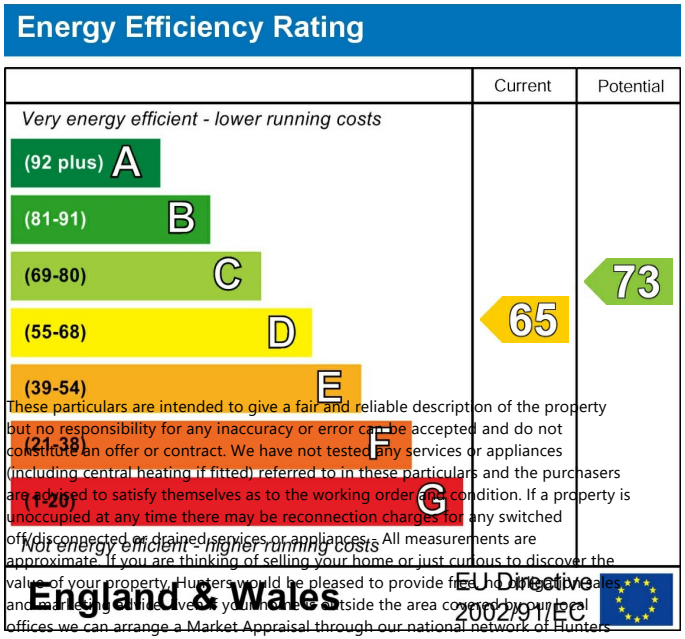
Family Bathroom
having a ceiling light point, part tiled walls, close couple WC, a pedestal sink, a radiator, a UPVC double-glazed window to the rear aspect, a panelled bath with an overhead electric shower head fitment and carpeted flooring.

Outside
the property is located at the end of a cul de sac with a tarmacadam driveway providing off road parking, which leads to the double garage. There is lawn with established shrubs, bushes, trees and a pedestrian gate giving access to the side of the property

the DOUBLE GARAGE benefits from light and power.

the a west facing rear garden has lawn with flowers, plants and shrubs, a slabbed patio seating area, a useful outside water tap, a UPVC double glazed door providing access into the DOUBLE GARAGE, a canopy attached the property and a a pedestrian gate giving access 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. 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. If you currently live 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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