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96 Bridgeman Way, Lichfield, WS14 0BF

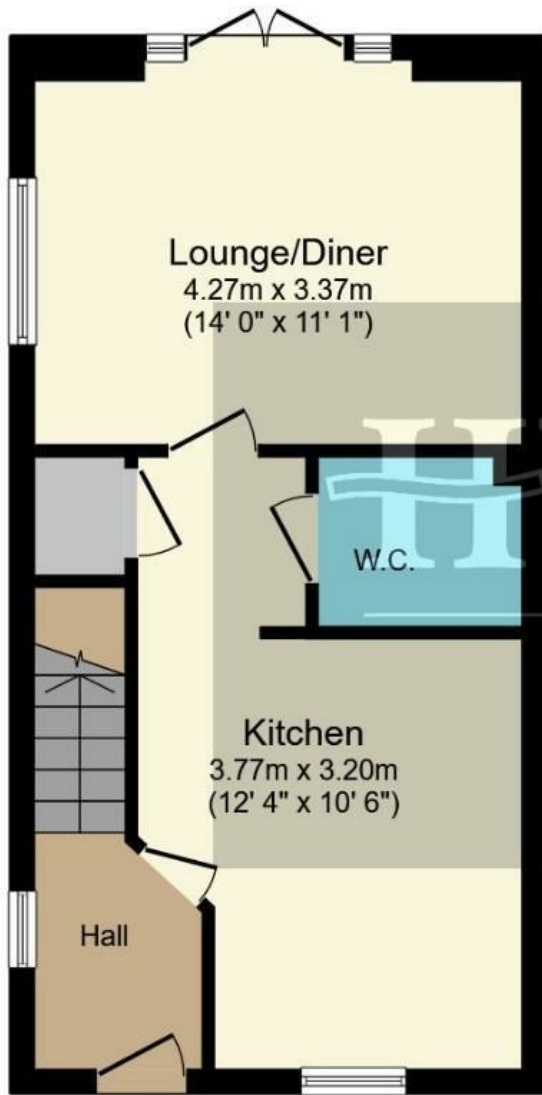
£370,000

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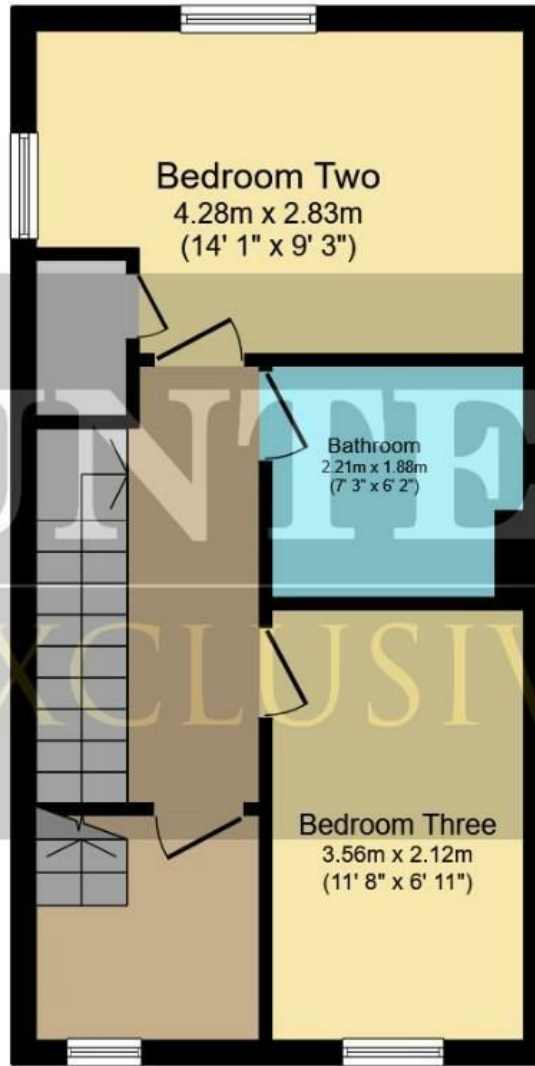
£370,000

this modern town house is located perfectly for access to the city centre of Lichfield with local transport links including two rail stations, bus routes and access to the M6 toll and A38. Boasting accommodation spread out over three floors, this property is a great choice for families with it's space and versatility. Benefitting from gas central heating and UPVC double-glazing. The property briefly comprises; Entrance Hallway, Guest WC, Lounge/Diner and a Breakfast Kitchen. First Floor Landing, Two Bedrooms and a Family Bathroom, Second Floor having the Master Bedroom with an En-suite. Garden to the rear, off-road parking and a car port to the front and side. EPC rating - B

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Ground Floor



First Floor



Second Floor

Total floor area 106.1 sq.m. (1,142 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 Hallway

accessed via a composite front entrance door and having a useful built in storage cupboard. Ceiling light point, radiator, luxury vinyl tile flooring and a UPVC double-glazed window to the side aspect

Guest WC

having a pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator and luxury vinyl tile flooring

Lounge Diner

having two ceiling light points, radiator, co-ordinating luxury vinyl tile flooring, UPVC double-glazed window to the side aspect and UPVC double-glazed French doors into the rear garden

Breakfast Kitchen

having a range of wall and base units, oak effect roll top work surfaces with co-ordinating upstands, kickboard lighting and an inset stainless steel sink and a half with drainer. Integrated double electric oven, gas hob with extractor hood, fridge-freezer, dishwasher and washing machine. Inset ceiling spotlights, cupboard housing the central heating boiler, radiator, useful under stairs storage cupboard, luxury vinyl tile flooring and a UPVC double-glazed window to the front aspect

First Floor Landing

having a ceiling light point and a radiator. Door to the storage room which gives access to the top floor

Bedroom Two

with a useful built-in storage cupboard. Ceiling light point, radiator and dual aspect UPVC double-glazed windows to the front and rear

Bedroom Three

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

Family Bathroom

having a panelled bath with a mains powered overhead shower fitment and a fitted shower screen, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, radiator and vinyl flooring

Storage and Access to Master

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

Master Bedroom

benefitting from fitted wardrobes providing hanging and storage space. Velux window to the rear aspect, four wall light points, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite

having a fully tiled walk-in shower enclosure with a mains powered fitment, pedestal hand wash basin and a close-coupled WC. Velux window to the rear aspect. light fitment and vinyl flooring

Outside

the front of the property is set back from the road with a single parking space, a lawn and a paved pathway to the front entrance door. To the side there is a timber car port providing a further parking space and direct access via a timber pedestrian gate into the rear garden


the rear garden has a lawn with a paved patio and pathway leading to the rear, where the carport can be accessed. There is a further timber pedestrian gate giving access to the front and a useful outside water tap

AGENTS NOTE

we are advised by the seller that there is an annual estate service charge for the upkeep of the communal areas. This charge is currently £250.00 per annum

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.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 95 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.









