

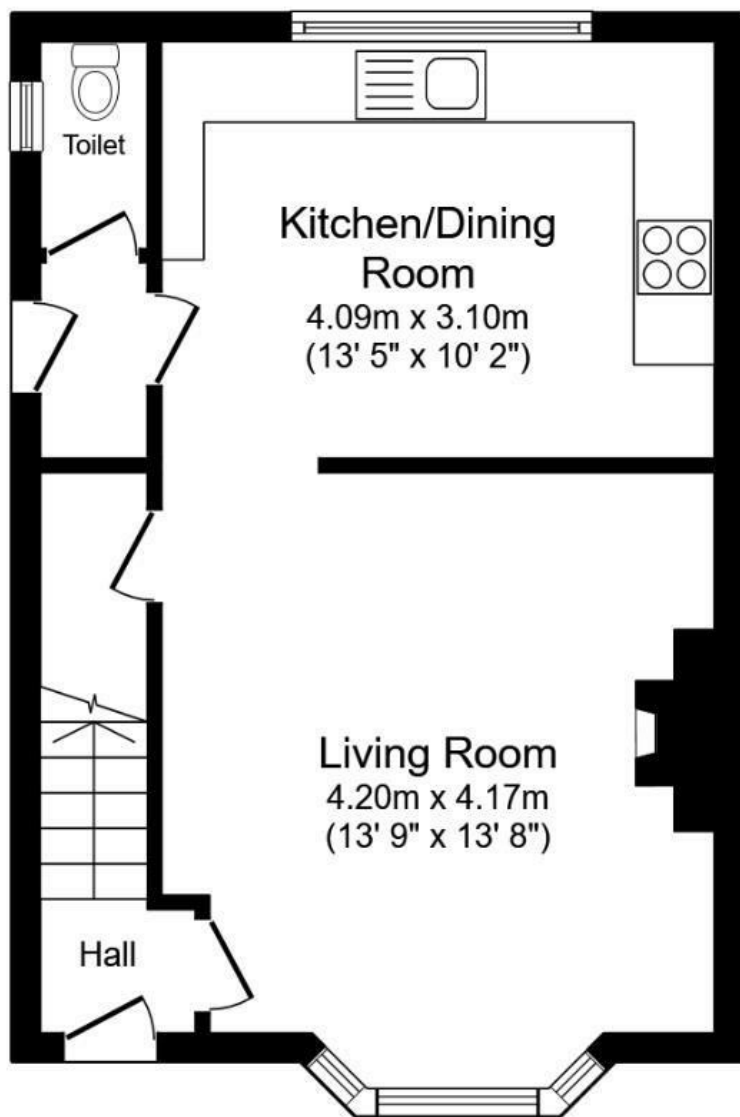




## 50 Dovehouse Fields, Lichfield, WS14 9BH

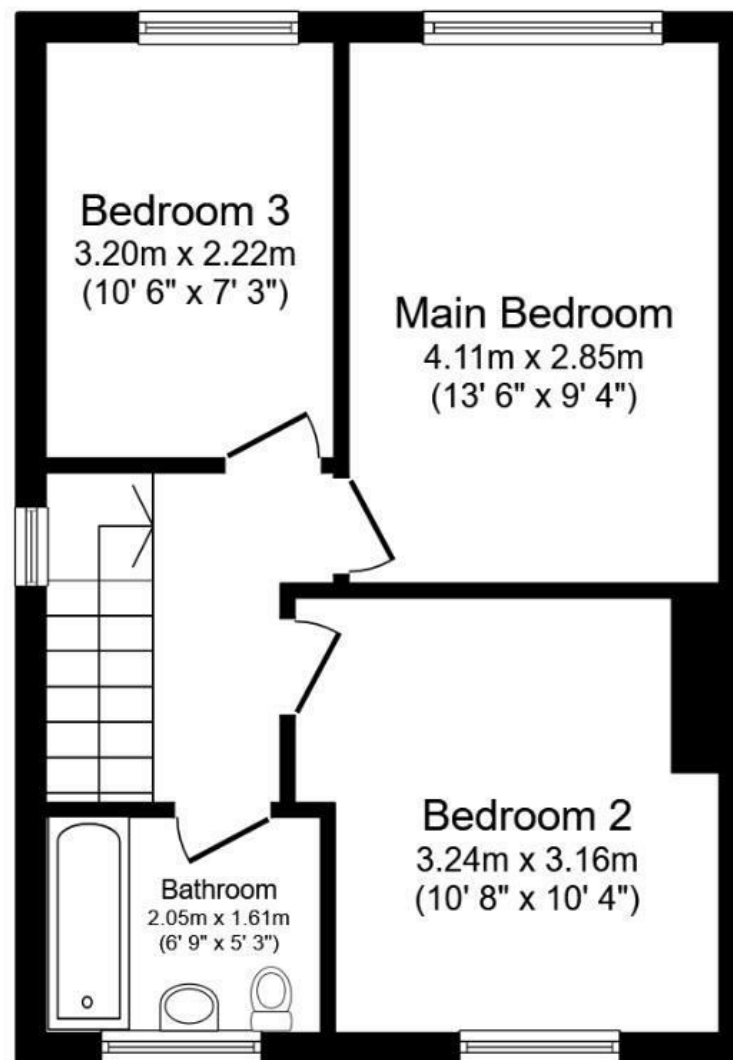
£250,000

this well positioned property is perfectly located for access into the city centre of Lichfield as well as all local transport links including Lichfield City Rail Station. Perfect for first time buyers and in need of some modernisation, this family home sits on a generous plot with a good sized rear garden, frontage and space to the side offering the potential to extend (STPP). Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises of; Entrance Hall, Living Room, Dining Kitchen, Lean To and Guest WC. First Floor Landing, Three Bedrooms and a Family Bathroom. Gardens to front with a generous driveway and a good-sized garden to the rear. EPC rating - D



### Ground Floor

Floor area 37.7 sq.m. (405 sq.ft.)



### First Floor

Floor area 36.9 sq.m. (398 sq.ft.)

**Total floor area: 74.6 sq.m. (803 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

### Entrance Hallway

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

### Living Room

having a feature fireplace with an inset gas fire on a marble hearth and wooden surround. Ceiling light point, radiator, useful under stairs storage cupboard, wood effect laminate flooring and a UPVC double-glazed window overlooking the front aspect. Door into the

### Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset acrylic sink with drainer. Electric oven, gas hob with extractor hood and appliance spaces for a fridge-freezer and a washing machine. Two ceiling light points, part tiling to walls, radiator, laminate flooring and a UPVC double-glazed window overlooking the rear aspect. Door into the

### Lean To

having a ceiling light point, wall mounted central heating boiler, door into the WC and a UPVC double-glazed door to the side of the property

### Guest WC

having a close-coupled WC. Ceiling light point, laminate flooring and a UPVC double-glazed window to the side aspect

### First Floor Landing

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

### Bedroom One

having a ceiling light point and a UPVC double-glazed window overlooking the front aspect

### Bedroom Two

having a ceiling light point and a UPVC double-glazed window overlooking the front aspect

### Bedroom Three

having a ceiling light point and a UPVC double-glazed window overlooking the rear aspect

### Family Bathroom

having a panelled bath with a mains powered overhead shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

### Outside


the front of the property is set back from the road with a generous frontage comprising of a block paved driveway extending to the side of the property and providing off-road parking for several cars. There is a lawn with well established shrubs and hedges and a step up to the front entrance door

the rear garden has a lawn with mature shrubs and hedges. There is a paved patio seating area perfect for dining and entertaining, a pond and a useful timber storage shed

### 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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.



















