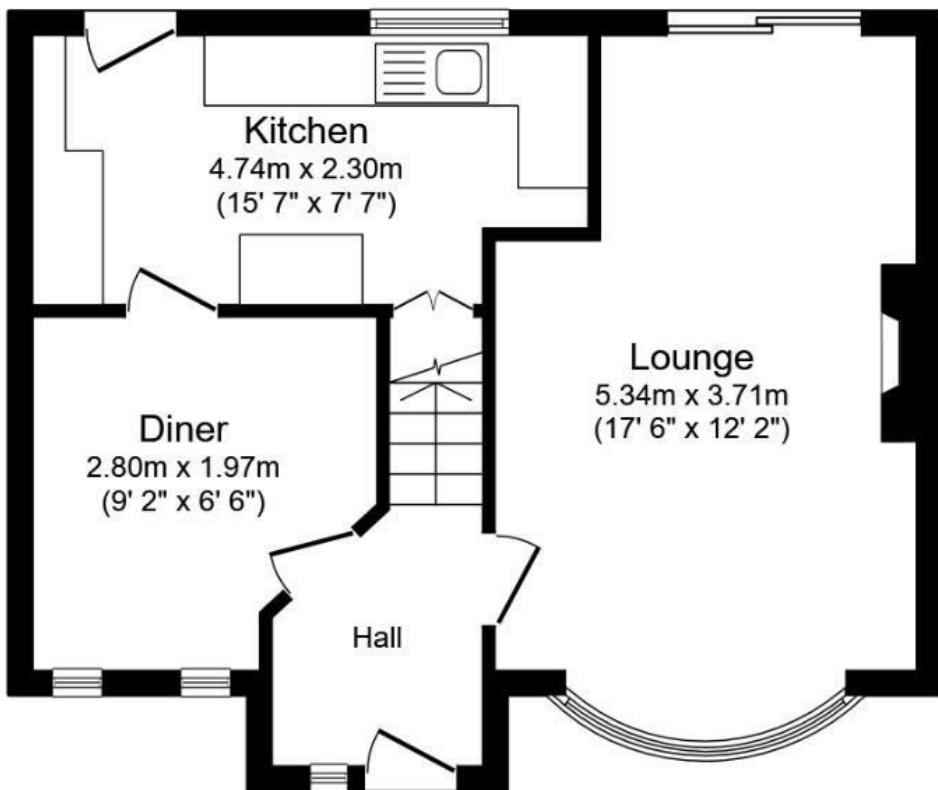




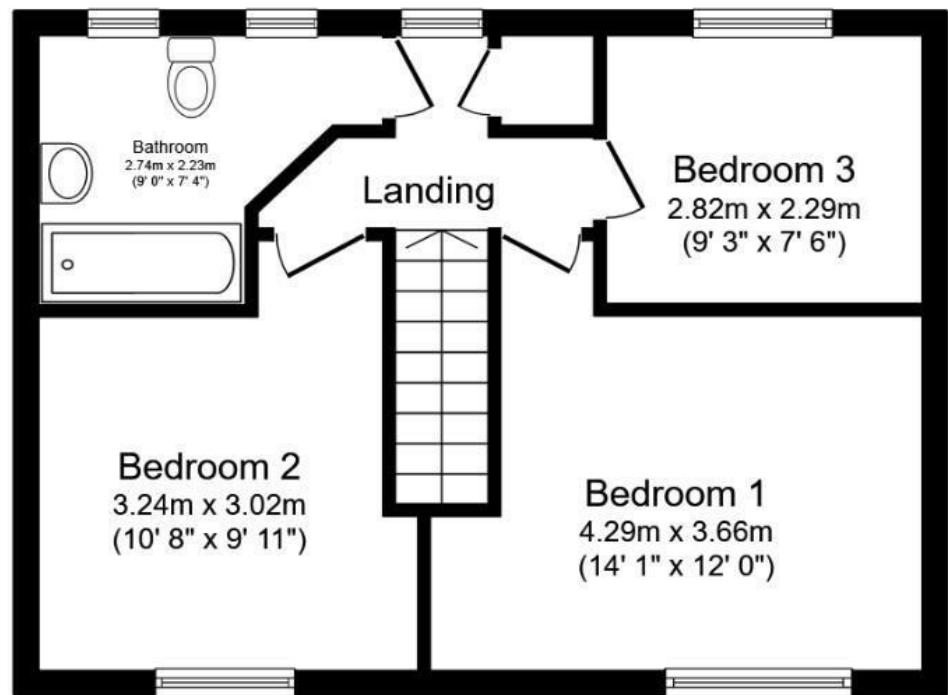
**40 Dimbles Lane, Lichfield, WS13 7HL**

**£215,000**

this well positioned property has great potential to improve and is perfect for first time buyers and investors. Located in a popular residential area on the north side of Lichfield with good access to local shops, the City Centre and local bus routes. Benefitting from UPVC double-glazing. The property does require a central heating system to be installed. Accommodation briefly comprises of; Entrance Hall, Living Room, Dining Room and Kitchen. First Floor Landing, Three Bedrooms and a Family Bathroom. EPC rating - F



**Ground Floor**  
Floor area 43.4 sq.m. (468 sq.ft.)



**First Floor**  
Floor area 40.9 sq.m. (440 sq.ft.)

**Total floor area: 84.3 sq.m. (907 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 Hall

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

## Living Room

having a feature fireplace with a brick hearth. Two ceiling light points, laminate wood-effect flooring, UPVC double-glazed bow window to the front aspect and UPVC double-glazed patio doors into the rear garden

## Dining Room

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

## Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven with a gas hob and extractor hood above and appliance spaces for a fridge-freezer, washing machine and tumble drier. Two ceiling strip lights, part tiling to walls, vinyl flooring, UPVC double-glazed window and door to the rear garden

## First Floor Landing

having a fitted cupboard. Ceiling light point, loft access and a UPVC double-glazed window to the rear aspect

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Family Bathroom

having a panelled bath with an overhead electric shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, tiling to walls and floor and two UPVC double-glazed windows to the rear aspect

## Outside

the front of the property is set back from the road and has potential to create a driveway by dropping the kerb (STPP). There is a walled frontage with a pedestrian gate giving access to a pathway leading to the front door. There is also a lawn with well established shrubs and a pebbled area.

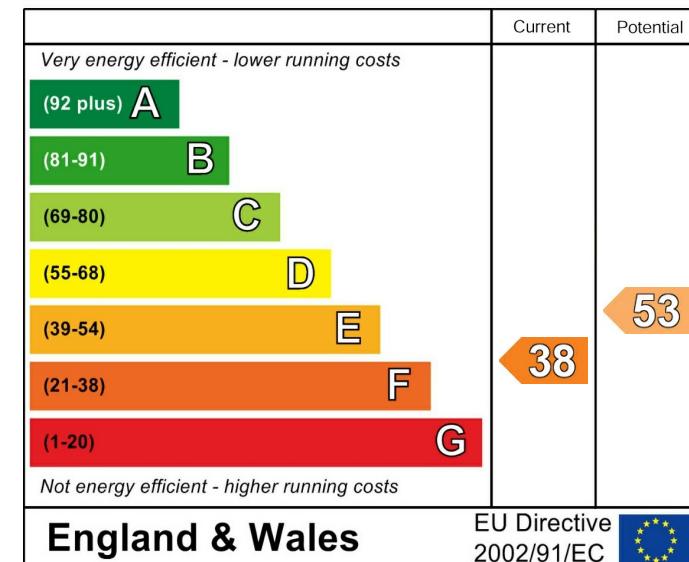
the good-sized, private rear garden has a lawn with raised beds and a paved patio seating area. There is also screen fencing and a useful outside water tap

## AGENTS NOTE

This property is in need of a central heating system

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



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.





