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4 Stafford Road, Lichfield, WS13 7BZ  
Offers Invited £500,000

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a fabulous opportunity to acquire a property which occupies a generous plot and offers potential to upgrade and improve. This detached bungalow is ideally located in a sought after part of Lichfield close to local amenities and transport links. Benefitting from gas central heating and UPVC double-glazing and being sold with NO CHAIN. In brief, the accommodation comprises; Porch, Hallway, Living Room, Dining Room/Bedroom Three, Kitchen, Two Bedrooms and a Shower Room. Garden to the front and rear. Driveway Parking with a DETACHED GARAGE and a Carport. Viewing is essential of this property as it does require improvement works. EPC rating - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000  
lichfield@hunters.com | www.hunters.com



## Floor Plan

Total floor area 105.2 sq.m. (1,133 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 Porch

accessed via a UPVC double-glazed door and having a ceiling light point, solar panel inverter and an internal door into the

### Hallway

having a useful fitted storage cupboard. Ceiling light point, loft access and a radiator

### Living Room

with a free standing gas fire on a tiled hearth. Ceiling light point, coving, two radiators and UPVC double-glazed windows to the front and side aspects

### Dining Room/Bedroom Three

with a wall mounted electric fire. Ceiling light point, coving, two wall light fittings, two radiators, UPVC double-glazed window to the side aspect and UPVC double-glazed French doors to the rear of the property. Internal door into the

### Kitchen

fitted with wall and base units, roll top work surfaces with upstands and an inset stainless steel sink and a half with drainer. Double electric oven, electric hob, extractor hood and appliance space for an American fridge-freezer and a washing machine. Ceiling strip light, loft access, coving, wall mounted central heating boiler, tiling to walls, radiator, tiled floor, UPVC double-glazed window and door to the rear

### Bedroom One

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

### Bedroom Two

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

### Shower Room

being a wet room style with an electric shower fitting,

semi pedestal hand wash basin and a close-coupled WC. Ceiling light point, loft access, tiling to the walls, radiator and a UPVC double-glazed window to the rear aspect

### Outside

the property is set back from the road and sits centrally in its plot with a good frontage and rear garden. It is accessed via a shared driveway which is shared with one other property. The front has a lawn with mature, well established shrubs and trees and a block paved driveway offering additional parking.

to the rear, there is a block paved driveway, car port and a DETACHED GARAGE. The rear garden has a lawn, timber decking, shrubs, screen fencing and two outside water taps

### AGENTS NOTE

the property benefits from solar panels fitted to the roof which we are advised are owned outright

\*\*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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









