



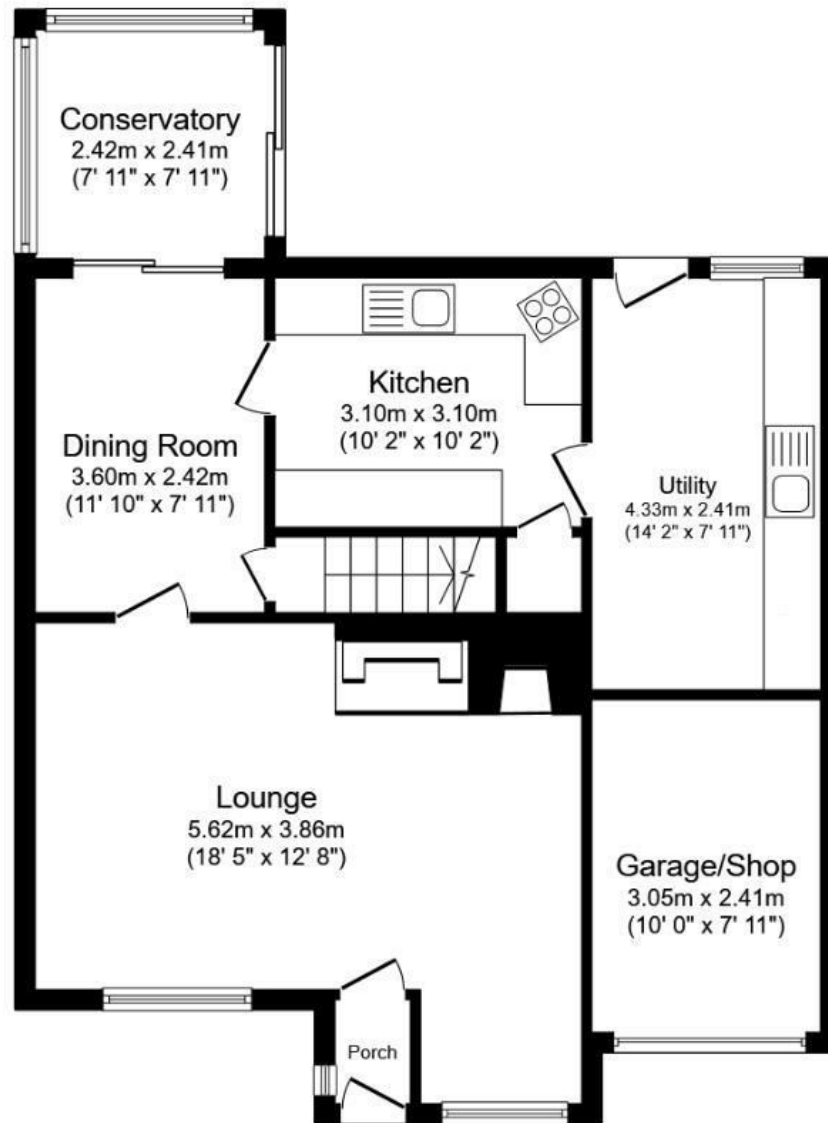


65 Norwich Close, Lichfield, WS13 7SJ

£325,000

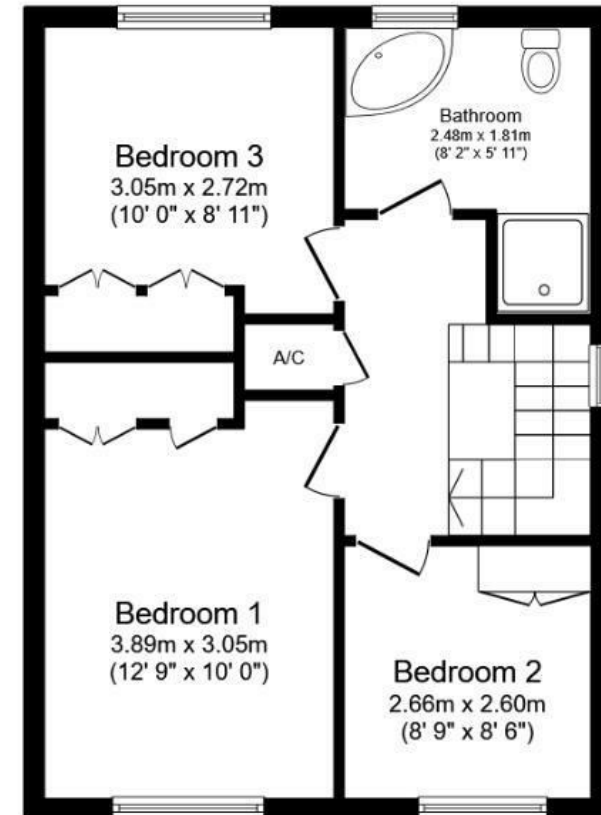
you'll need to be quick as this is a fabulous opportunity to acquire a good-sized family home in a popular residential area of Lichfield, within easy reach of transport links, local schools and amenities. In need of modernisation and upgrade this property offers lots of potential to make it a long term family home and having the added benefit of being sold with NO UPWARD CHAIN. Gas centrally heated and UPVC double-glazed and extended to the rear of the garage. In brief, the accommodation comprises of; Entrance Porch, Living Room, Dining Room, Conservatory, Kitchen and Utility Room. First Floor Landing, Three Bedrooms all benefitting from fitted storage and a Family Bathroom. Garden to rear, Garden to front with driveway parking and useful Garage store. Viewing is essential to appreciate what this property has to offer. EPC rating - D

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### Ground Floor

Floor area 72.4 sq.m. (779 sq.ft.)



### First Floor

Floor area 46.6 sq.m. (502 sq.ft.)

**Total floor area: 119.0 sq.m. (1,281 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 Porch**

accessed via a UPVC double-glazed front entrance door and having a UPVC double-glazed window to the side aspect and a door giving access into the

**Living Room**

having a ceiling light point, coving, decorative dado rail, feature exposed brick, radiator and two UPVC double-glazed windows to the front aspect

**Dining Room**

having a ceiling light point, coving, radiator, patio doors giving access to the conservatory and stairs to the first floor accommodation

**Conservatory**

having UPVC double-glazed units with patio doors giving access to the rear garden

**Kitchen**

having a range of wall and base units, roll top work surfaces and an inset acrylic sink with drainer and mixer tap. Electric oven, gas hob and space for a dishwasher. Ceiling light point, radiator, part tiling to walls, under stairs storage cupboard, laminate flooring and a UPVC double-glazed window to the rear aspect. Door into the

**Utility Room**

having base units with roll top surfaces and an acrylic sink and drainer. Space with plumbing for a washing machine and further appliance space for a tumble drier and fridge-freezer. Two ceiling light points, vinyl flooring, UPVC double-glazed window and door giving access to the rear garden. Door into the garage store.

**First Floor Landing**

having a ceiling light point, coving, loft access, airing cupboard housing the hot water tank and a UPVC double-glazed window to the side aspect

**Bedroom One**

benefitting from fitted wardrobes providing hanging and storage space. Ceiling light point, two wall light points, radiator and a UPVC double-glazed window to the front aspect

**Bedroom Two**

again benefitting from fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

**Bedroom Three**

further benefitting from fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

**Family Bathroom**

having a corner whirlpool bath with an overhead electric shower fitment and tiled surround, vanity hand wash basin with a tiled splash back, spotlights and a close-coupled WC. Ceiling light point, radiator and two UPVC double-glazed windows to the front and side aspect

**Outside**

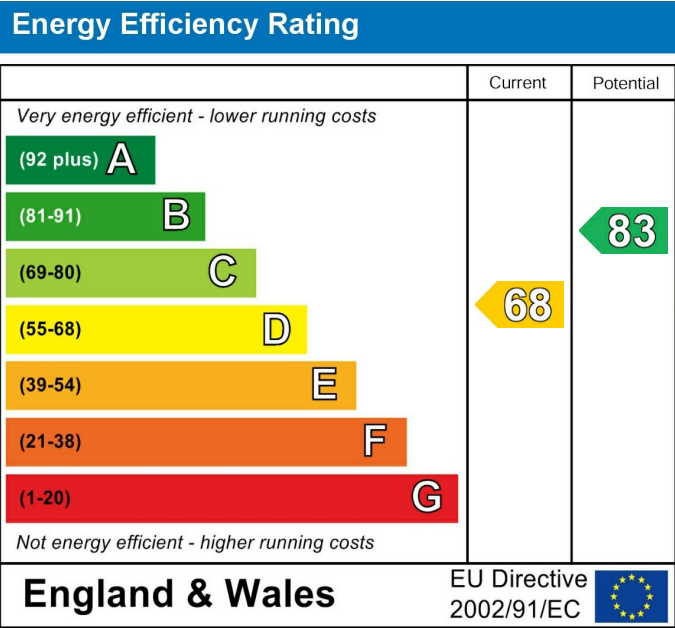
The front of the property is set back from the road on a corner plot with a tarmacadam driveway and access to the garage store via an up and over door and benefitting from light and power. There is a front lawn area with shrubs and hedges and a pedestrian pathway giving access to the front entrance door.

the rear garden has a paved patio area with steps up to the lawn with mature shrubs, well established hedges and trees. There is a useful outside water tap and side access to the front of the property via an iron pedestrian gate.

**AGENTS NOTE**

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money

Laundrying checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee



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.











