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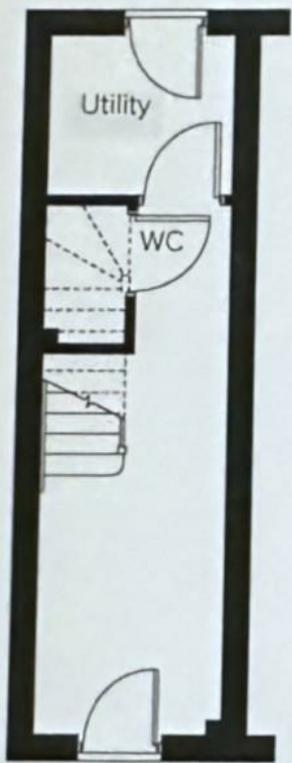
12 Mullarkey Drive, Lichfield, WS14 9GH  
£343,000

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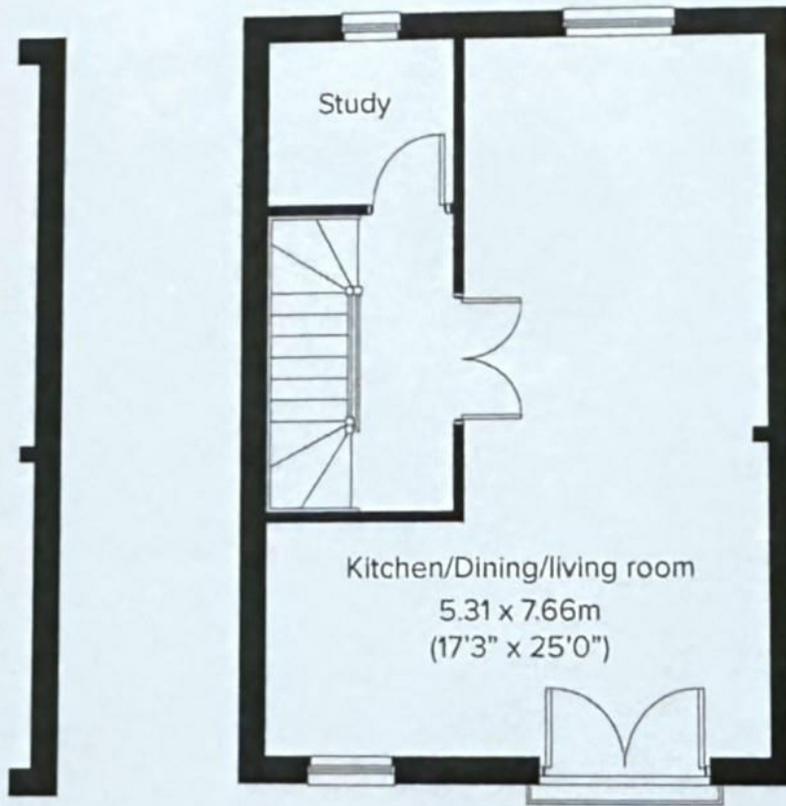
£343,000

a fabulous modern, contemporary town house offering versatility with open plan living across the first floor and located on the sought after St Johns Grange development close to local schools and transport links. Benefitting from gas central heating and UPVC double-glazing. the accommodation briefly comprises of; Entrance Hallway, Utility Room and Guest WC. First Floor Landing, Study, Open Plan Living Room, Dining and Kitchen. Second Floor Landing, Master Bedroom with En-suite, Two further Bedrooms and a Family Bathroom. Garden to rear and Driveway with Carport to the front. EPC rating - B

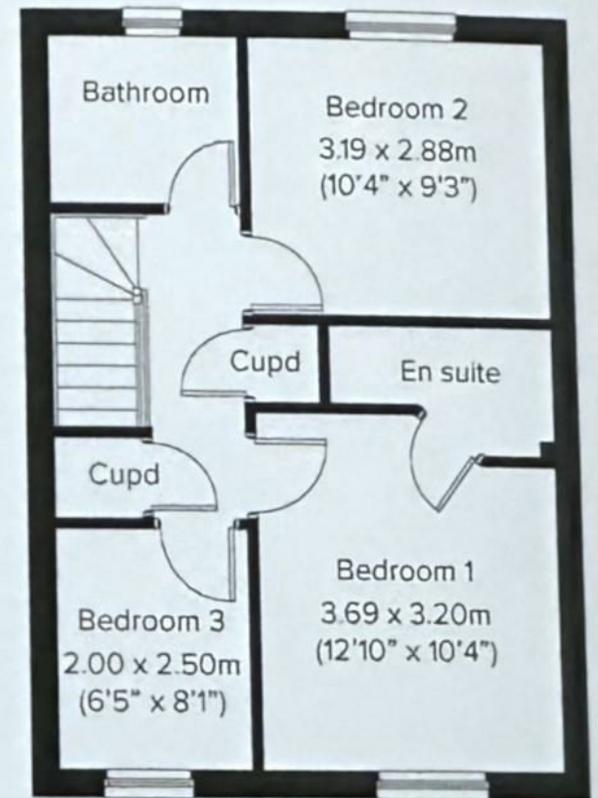
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Ground floor



First floor



Second floor

### Entrance Hallway

accessed via a composite front entrance door and having two ceiling light points, decorative panelling to the walls, radiator, stairs to the first floor and vinyl flooring

### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Extractor fan, wall light fitment, radiator and vinyl flooring

### Utility Room

having a work surface with appliance space below for a washing machine and tumble drier. Ceiling light point, cupboard housing the central heating boiler, radiator, vinyl flooring and a UPVC double-glazed door into the rear garden

### First Floor Landing

having a ceiling light point, decorative panelling to the walls and stairs to the second floor

### Living Room

having a ceiling light point, two radiators, vinyl flooring, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors to a Juliette balcony

### Open Plan Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with counter top drainer. Double electric oven with an induction hob and extractor hood, integrated fridge-freezer and a dishwasher. Two ceiling light points, vinyl flooring and a UPVC double-glazed window to the rear aspect

### Study

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

### Second Floor Landing

having two useful fitted storage cupboards. Ceiling light point, loft access and decorative panelling to the walls

### Master Bedroom

having a ceiling light point, decorative panelling to one wall, radiator and a UPVC double-glazed window to the front aspect. Door into the

### En-suite

having a fully tiled shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator and vinyl flooring

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

having a panelled bath, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, half tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

### Outside

the front of the property is set back from the road with a tarmac driveway and a car port for parking. There is also a timber pedestrian gate giving access to the rear

the rear garden has a lawn, two paved patio seating areas, well established shrubs, screen fencing and a useful outside water tap

### AGENTS NOTE

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge

to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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.







