

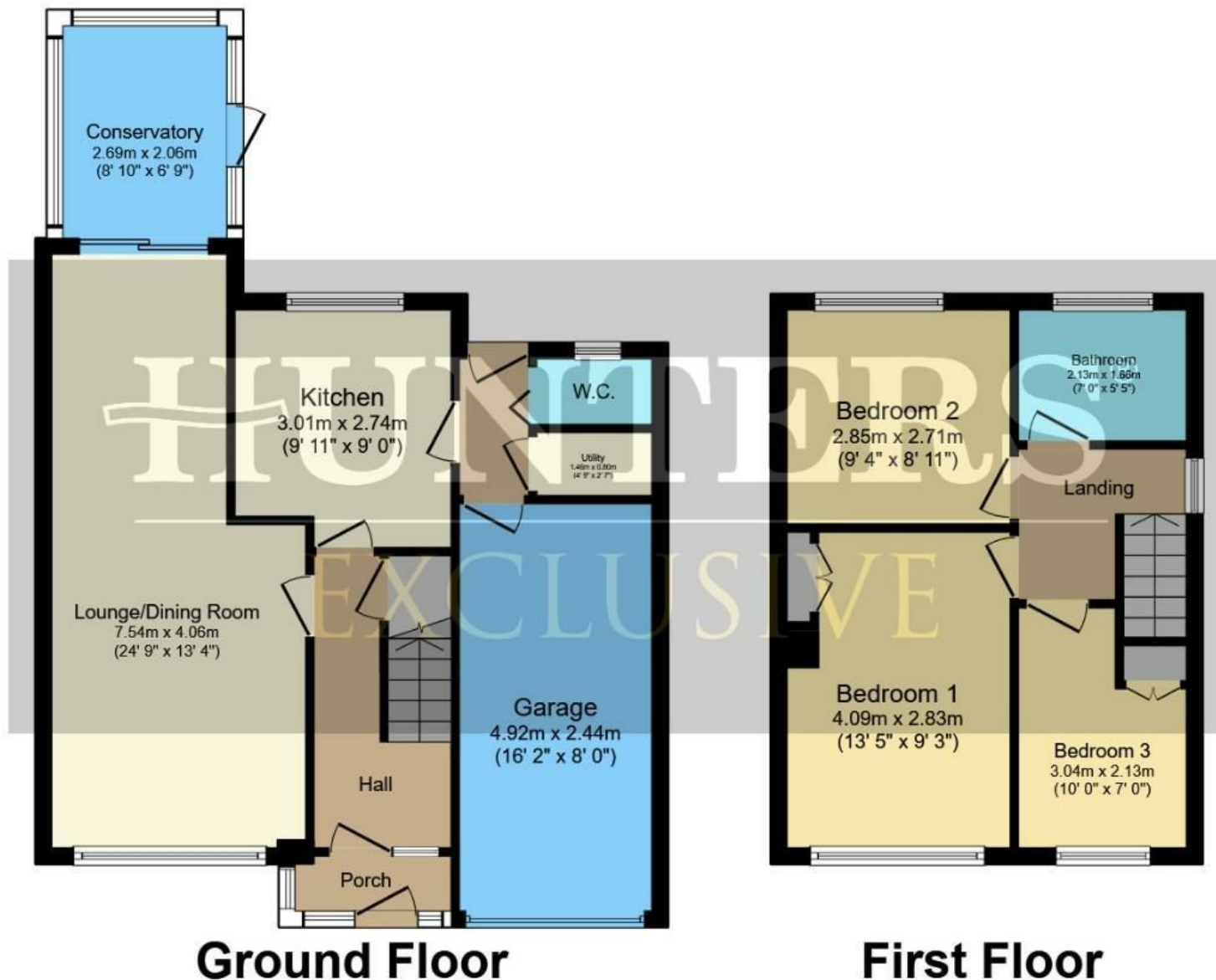


33 Oakhurst, Lichfield, WS14 9AL

£370,000

Located in a sought after area of Lichfield with convenient access to the city centre and within perfect proximity of the most desirable schools making this property the perfect family home. Offering generous living space and ample parking. Benefitting from gas central heating and UPVC double-glazing throughout. The accommodation briefly comprises; Porch, Entrance Hallway, Living/Dining Room, Conservatory, Refitted Modern Kitchen, Utility and Guest WC. First Floor Landing, Three Bedrooms and a Family Bathroom. Gardens to front and rear. Generous Driveway with ample off-road parking and a single GARAGE. EPC rating - D

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Total floor area 95.8 sq.m. (1,032 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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Porch

accessed via a UPVC double-glazed door and having a ceiling light point, Amtico flooring and a door into the

Entrance Hallway

having a useful under stairs storage cupboard. Ceiling light point, radiator, Amtico flooring and stairs to the first floor

Living/Dining Room

a generous room providing ample living and dining space. The living area having a feature fireplace with a wood beam mantle and tiled hearth. Two ceiling light points, two radiators, Amtico flooring, UPVC double-glazed window to the front aspect and UPVC double-glazed patio doors into the

Conservatory

being constructed of brick and UPVC double-glazed units. Ceiling light fan, tiled floor and a double-glazed door into the rear garden

Kitchen

updated by the current owner and having a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink with drainer. Integrated electric oven with an induction hob, splash back and extractor hood, built-in fridge and dishwasher. Inset ceiling spotlights, cupboard housing the central heating boiler, Amtico flooring and a UPVC double-glazed window to the rear aspect. Door into the

Rear Hallway

having a ceiling light point, Amtico flooring, door into the garage and a UPVC double-glazed door into the rear garden

Utility

having space with plumbing for a washing machine, fitted cupboard and tiled flooring

Guest WC

having a vanity hand wash basin and a close-coupled WC. Ceiling light point, Amtico flooring and a UPVC double-glazed window to the rear aspect

First Floor Landing

having an airing cupboard housing the hot water cylinder. Ceiling light point and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom two

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

Bedroom Three

having a built in storage cupboard. Ceiling light point, access to the partially boarded loft, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a 'P' shaped panelled bath with a fitted screen and an over head electric shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, wall mounted illuminated mirror, 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 lawn, well established shrubs, a useful timber pedestrian gate giving access to the rear garden and a tarmac driveway with block paved edging providing off-road parking for several vehicles. There is also access into the GARAGE which benefits from light, power and a window to the side aspect

the fully enclosed, private rear garden has a generous paved patio seating area perfect for entertaining and outdoor dining and a lawn with mature shrubs and bushes. There is screen fencing, a useful outside water tap and a timber pedestrian gate providing access to the front

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

These particulars are intended to give a fair and reliable description of the property but no responsibility for accuracy 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.

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EU Directive
2002/91/EC











