



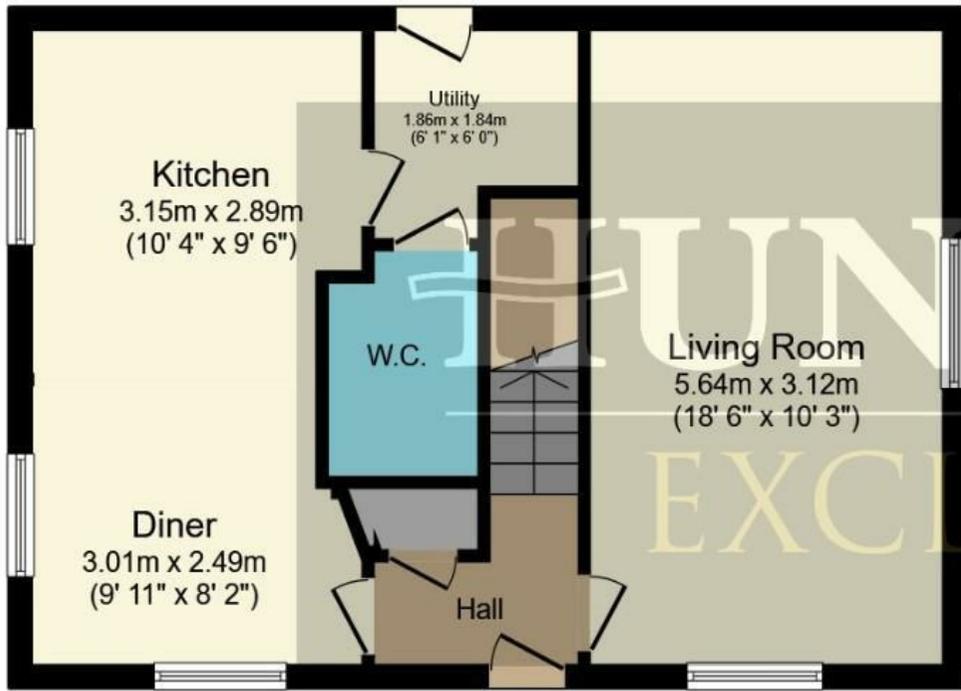
**HUNTERS**<sup>®</sup>  
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1 Child Close, Lichfield, WS14 9ZX  
Offers In Excess Of £420,000

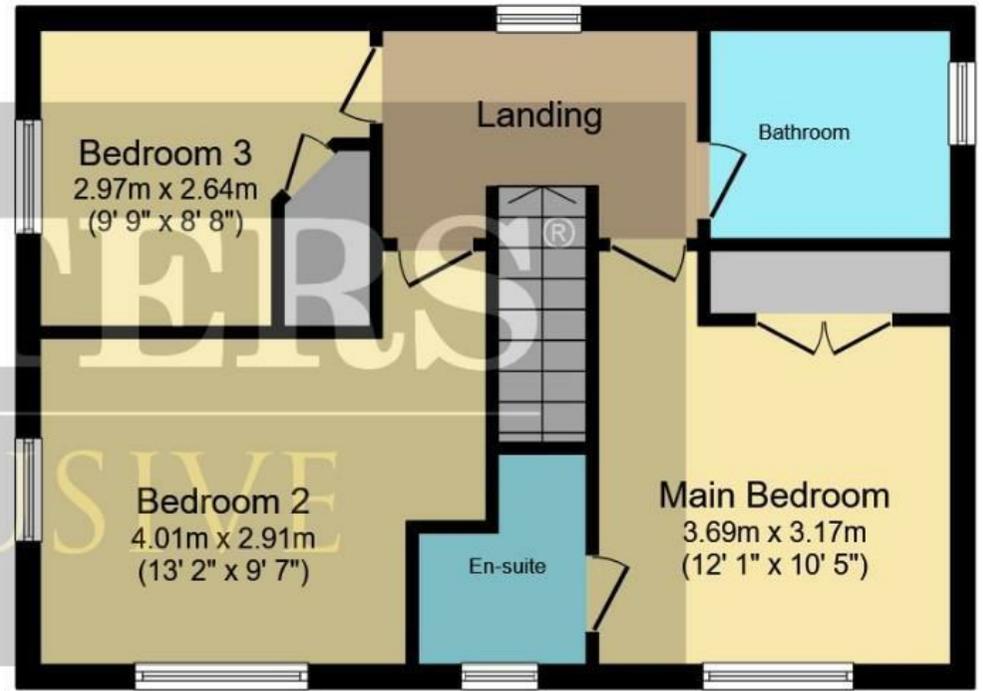
# 1 Child Close, Lichfield, WS14 9ZX

## Offers In Excess Of £420,000

this well-presented, three bedroomed home is situated on the popular Persimmon St John's Grange Development in the heart of Lichfield City Centre. This is the perfect property for families and upsizers and is conveniently located for all local schools, shops and transport links. In brief the property comprises of; Entrance Hallway, Living Room, Open Plan Kitchen/Diner, Utility Room, Guest WC, First Floor Landing, Master Bedroom with an En-suite, Two further Bedrooms and a Family Bathroom. Garden to the Rear and Driveway Parking to the Front with a SINGLE GARAGE. EPC RATING - B



**Ground Floor**



**First Floor**

Total floor area 92.4 sq.m. (995 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 Hallway

accessed via a UPVC front entrance door, having a ceiling light point, radiator, storage cupboard, stairs to the first floor and vinyl flooring

### Guest WC

having a close-coupled WC and a pedestal handwash basin with a tiled splashback. Ceiling light point, extractor fan, radiator and vinyl flooring

### Living Room

having a ceiling light point, two radiators, wood laminate flooring, UPVC double-glazed window to the front and rear aspect with UPVC french doors giving access to the rear garden

### Dining Kitchen

having a range of wall and base units with wood-effect worktops and upstands, a co-coordinating breakfast bar and an acrylic sink and drainer. Integrated fridge-freezer and dishwasher with an electric oven, electric hob, extractor fan and a stainless steel splashback. Ceiling light point, spotlights, two radiators, laminate flooring and two UPVC double-glazed windows to the side aspect and one window to the front.

### Utility Room

having wood effect worktop space with plumbing for a freestanding washing machine. Ceiling light point, radiator, wall-mounted boiler, vinyl flooring and a UPVC door to the side of the property

### First Floor Landing

having a ceiling light point, radiator and a upvc window to the rear aspect

### Master Bedroom

having a ceiling light point, radiator, fitted wardrobes and storage cupboard with two UPVC double-glazed windows to the front and side aspect

### En-suite

having a fully tiled shower cubicle with a mains fitment, close-coupled WC and a pedestal handwash basin with part tiling to walls. Ceiling light point, extractor fan, towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

having a panelled bath with a mixer tap, close-coupled WC and a pedestal handwash basin with part tiling to walls. Ceiling light point, extractor fan, vinyl flooring and a UPVC double-glazed window to the side aspect

### Outside

the front of the property is set back from the road with tarmac driveway parking to the side of the property and access to the single garage via an electric roller door.

The rear garden has an outside water tap, lawn and pebbled seating area with an aluminium pergola. There is a paved pedestrian pathway to access the front of the property via a timber gate and a UPVC door to access the single garage

### AGENTS NOTE

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>		<b>95</b>
(81-91) <b>B</b>	<b>84</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.









