

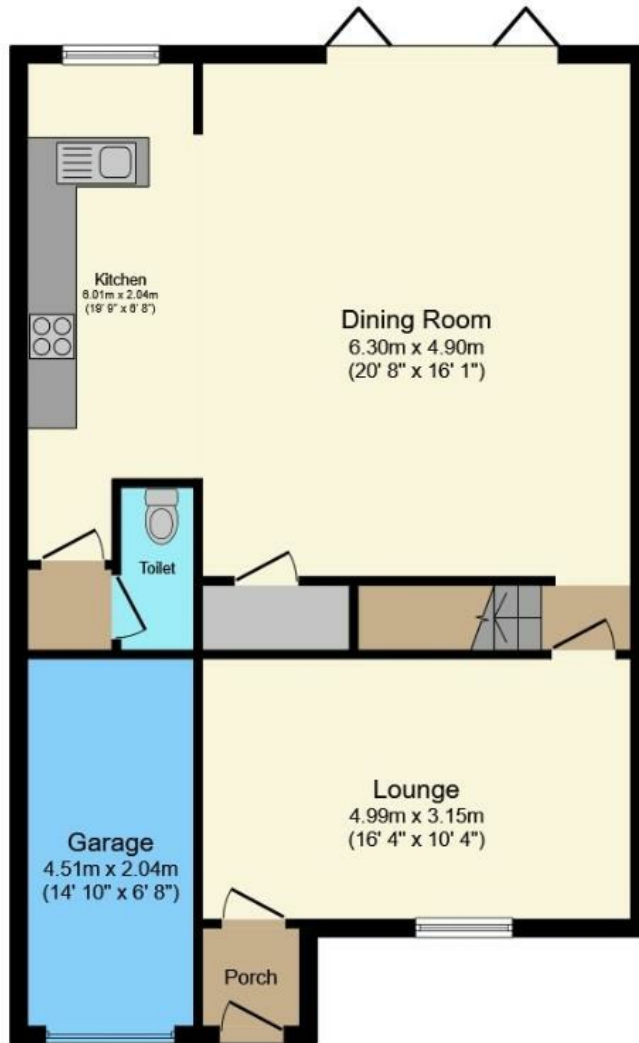


14 Terry Close, Lichfield, WS13 7EJ  
£400,000

## 14 Terry Close, Lichfield, WS13 7EJ

£400,000

this brilliantly positioned, extended and detached family home is available immediately with no upward chain. Offering the sought after open plan family living space and a south facing garden. Located close to the sought after Friary school and within easy reach of the city centre of Lichfield as well as all local amenities and transport links. Benefitting from gas central heating and UPVC double-glazing, the accommodation briefly comprises; Entrance Hallway, Living Room, Open Plan Family Living & Dining Kitchen, Utility Space and Guest WC. First Floor Landing, Three Bedrooms and a Family Bathroom. South Facing Garden to the Rear. Garden and Driveway to the Front. Garage Store. Viewing is essential of this perfect home for busy families. EPC RATING - E



**Ground Floor**



**First Floor**

Total floor area 121.0 sq.m. (1,302 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). Powered by propertybox.io

### Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a door into the

### Living Room

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

### Open Plan Family Dining Kitchen

the perfect family place providing space for living, dining and entertaining

the kitchen is fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel sink and a half with drainer. Integrated Neff oven and grill, five ring gas hob with an extractor hood above and space for an American fridge-freezer. Inset ceiling spotlights, co-ordinating breakfast bar, radiator, stairs to the first floor, wood-effect flooring, UPVC double-glazed window to the rear aspect and bi-folding doors out onto the rear garden

### Utility

having inset ceiling spotlights and space with plumbing for a washing machine and tumble dryer. This space also has the potential to be adapted into a shower room

### Guest WC

having a vanity hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights and wood effect flooring

### First Floor Landing

having two useful fitted storage cupboards, one housing the central heating boiler.

### Bedroom One

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

### Bedroom Two

again benefitting from fitted storage. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect

### Bedroom Three

again with fitted storage. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

### Family Bathroom

having a panelled bath with an over head electric shower fitment and tiling to the walls, vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, chrome towel radiator, wood-effect flooring and a UPVC double-glazed window to the rear aspect

### Outside

the front of the property is set back from the road and occupies a corner plot with lawn, mature hedges, picket fence and a tarmac driveway which provides off road parking and leads to an up and over door giving access to the garage store. A timber pedestrian gate gives access to the rear of the property

the south facing, low maintenance rear garden has a lawn with raised beds, a paved patio seating area, timber decked area and a pond with well established shrubs.


### Garage Store

accessed via an up and over door at the front of the property and having light and power

### 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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.



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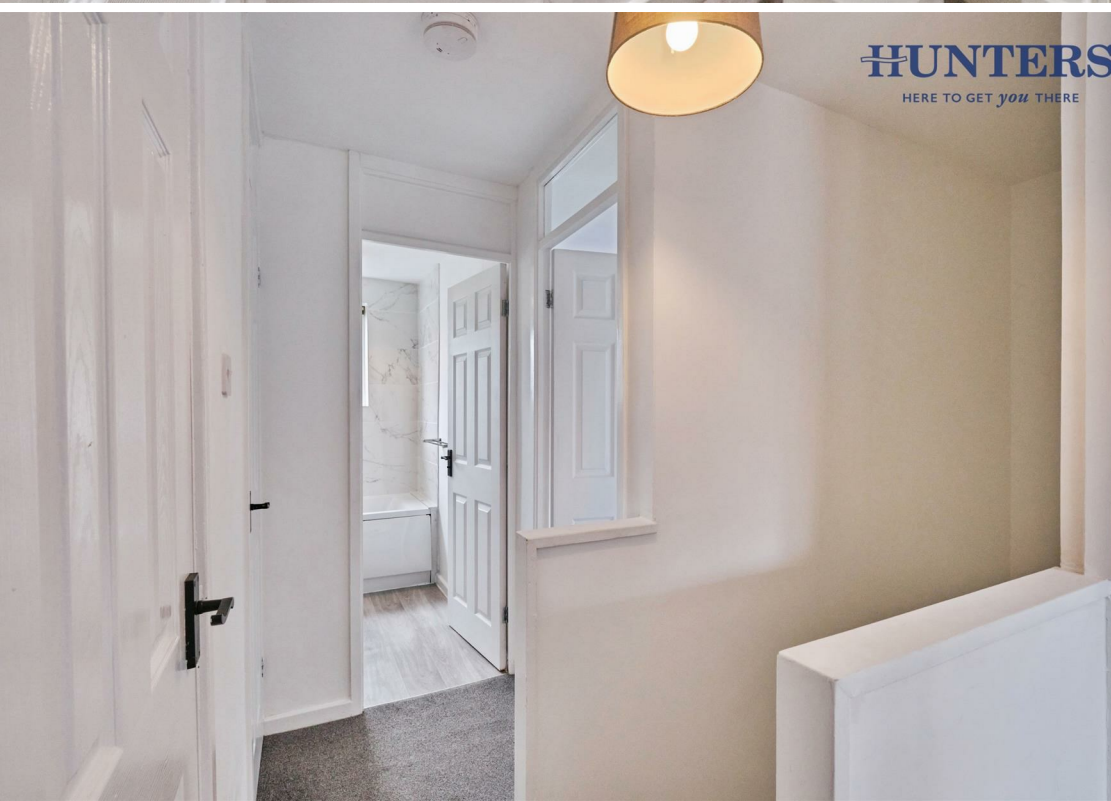


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