

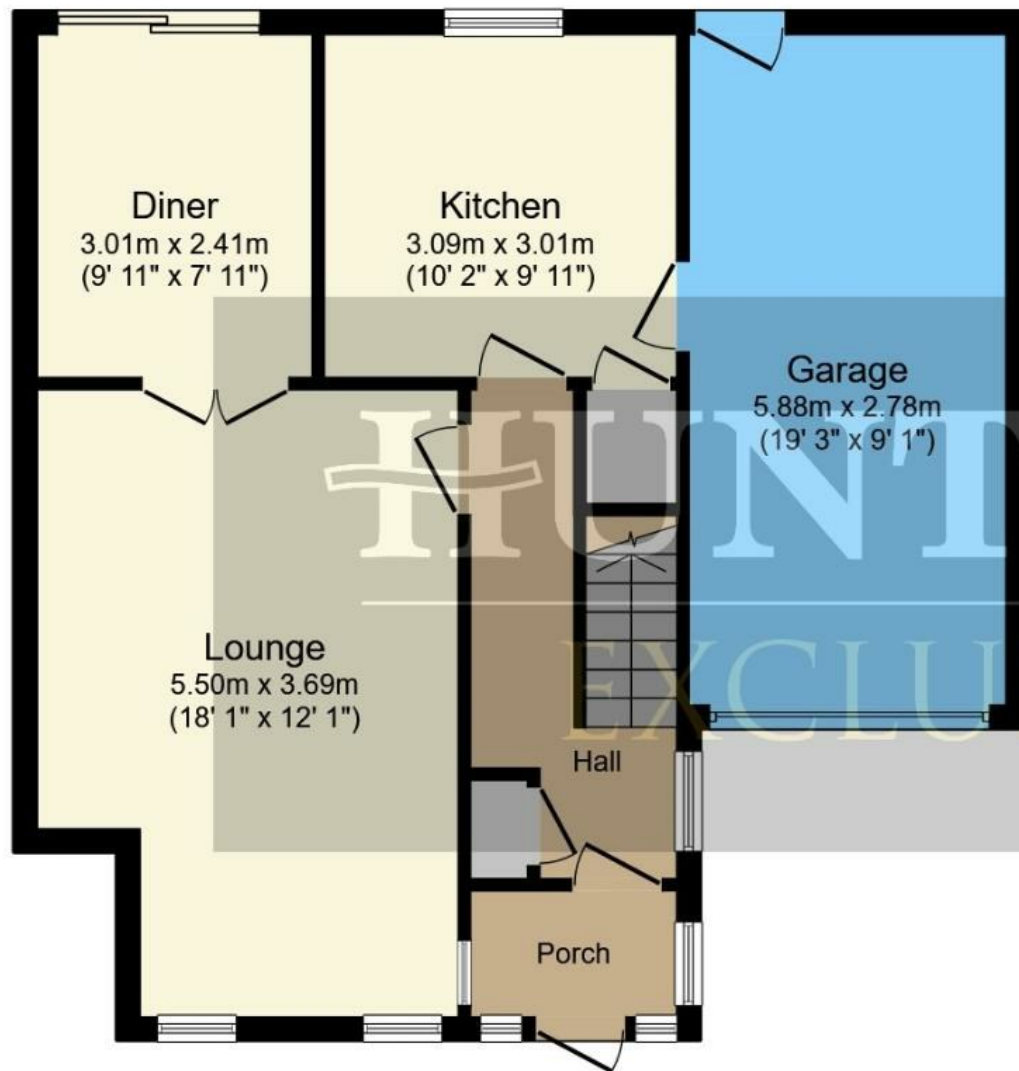


33 Benson Close, Lichfield, WS13 6DA

£325,000

positioned in a residential cul-de-sac in a popular part of Lichfield with good access to the city centre and all local amenities, this three bedroomed property offers an opportunity for renovation as it does require upgrade and modernisation. Benefitting from gas central heating and UPVC double-glazing. Viewing is highly recommended to appreciate the potential there is to create a desirable family home. Briefly comprising; Porch, Hallway, Living Room, Dining Room and Kitchen. First Floor Landing, Three Bedrooms, Shower Room and separate WC. Garden to the rear. Driveway parking to the front and a SINGLE GARAGE. EPC RATING - D

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Ground Floor



First Floor

Total floor area 107.3 sq.m. (1,155 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 front entrance door and having vinyl flooring with a timber door into the

Hallway

having a ceiling light point, radiator, fitted storage cupboard, stairs to the first floor and a UPVC double-glazed window to the side aspect

Living Room

having a feature tiled fireplace with a freestanding electric log burning effect fire. Ceiling light point, radiator, UPVC double-glazed window to the front aspect and double doors into the

Dining Room

having a ceiling light point, radiator and UPVC double-glazed Patio door into the rear garden. Door into the

Kitchen

in need of modernisation and upgrade but currently comprising; base units with roll top work surfaces and an inset stainless steel sink with drainer. Ceiling light point, wall mounted Baxi boiler, pantry cupboard, part tiling to walls, door into the garage and a UPVC double-glazed window to the rear aspect

First Floor Landing

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

Bedroom One

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

Bedroom Two

with a useful built in storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three

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

Shower Room

having a walk-in shower with a fitted screen and an electric overhead fitment and vanity hand wash basin. Ceiling light point, aqua panelling to walls, airing cupboard, radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

WC

having a ceiling light point, low-level WC, 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 a paved frontage and a block paved driveway which leads to the GARAGE accessed via an up and over door

the rear garden has a lawn with well established shrubs and hedges, a block paved patio seating area and a timber summer house. There is screen fencing, a useful outside water tap and a UPVC personnel door into the garage which has 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.

we advise potential purchasers that probate has been applied for and is currently awaited

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.









