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64 High Grange, Lichfield, WS13 7DU  
Offers In Excess Of £335,000

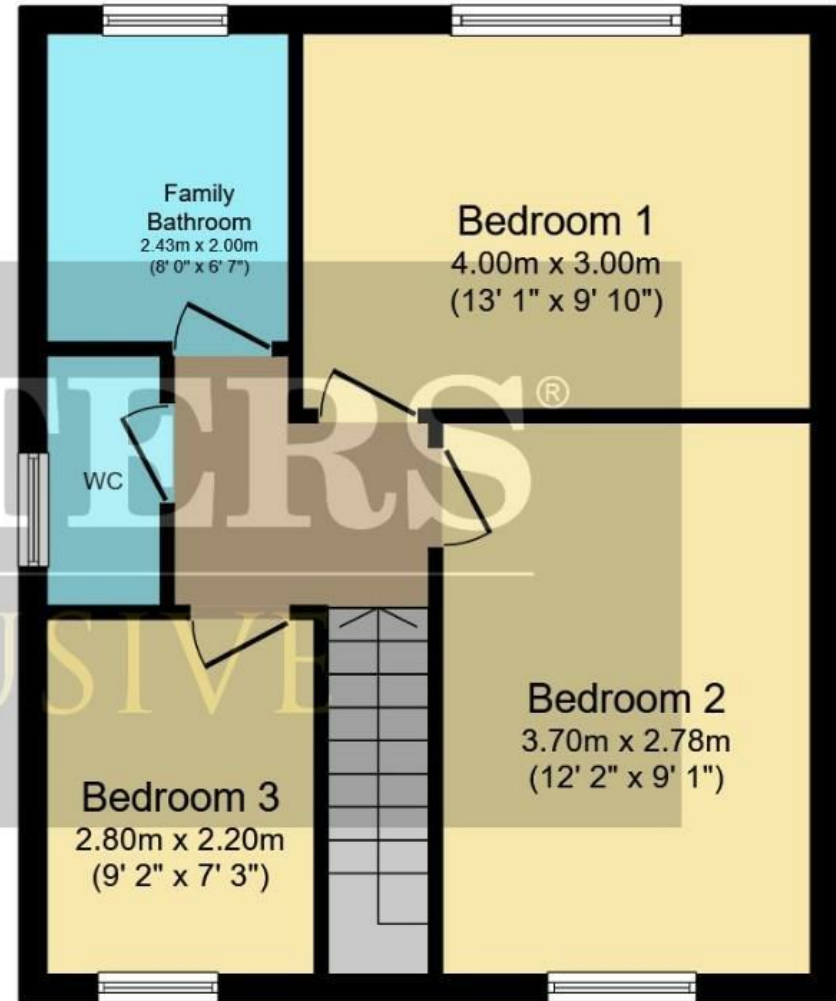
## 64 High Grange, Lichfield, WS13 7DU

### Offers In Excess Of £335,000

this good sized three bedroomed property is perfect for first time buyers and families, occupying a generous plot in a popular residential area of Lichfield within easy reach of shops and transport links as well as being within close proximity to the city centre and the cathedral. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hallway, Generous Living Room and a Dining Kitchen. First Floor Landing, Three Double Bedrooms, Family Bathroom and a separate WC. Ample driveway to the front and large garden to the rear. EPC RATING - C



**Ground Floor**



**First Floor**

Total floor area 89.8 sq.m. (966 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 double-glazed entrance door with glazed units either side. Ceiling light point, two radiators, useful fitted storage cupboard and stairs to the first floor. Door into the

### Living Room

a generous room with a feature marble-effect fireplace, electric coal effect fire and a wood mantle. Ceiling light point, radiator, UPVC double-glazed patio doors onto the rear garden and a door into the

### Dining Kitchen

fitted with a range of wall and base units, oak effect work surfaces and an inset acrylic sink with drainer. Double electric oven, gas hob with an extractor hood and appliance spaces for a fridge-freezer, dishwasher, washing machine and tumble drier. Inset ceiling spotlights, part tiling to walls, radiator, laminate wood effect flooring, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors into the rear garden

### First Floor Landing

having a ceiling light point and access to the loft

### Bedroom One

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

### Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front 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 with a mains powered overhead shower fitment and a pedestal hand wash basin. Ceiling

light point, part tiling to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

### WC

having a close-coupled WC. Ceiling light point, laminate 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 generous driveway providing off-road parking for several vehicles. There is also a timber pedestrian gate giving access to the rear of the property and a useful outdoor electric point

the rear garden is generous with a lawn, well stocked borders and a paved patio seating area. There is a further elevated paved patio providing plenty of space for entertaining. Further benefitting from a timber storage shed, useful outside water tap and electric sockets. The timber pedestrian gate at the side of the property gives access to the front

### 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>	<b>73</b>	<b>77</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.



