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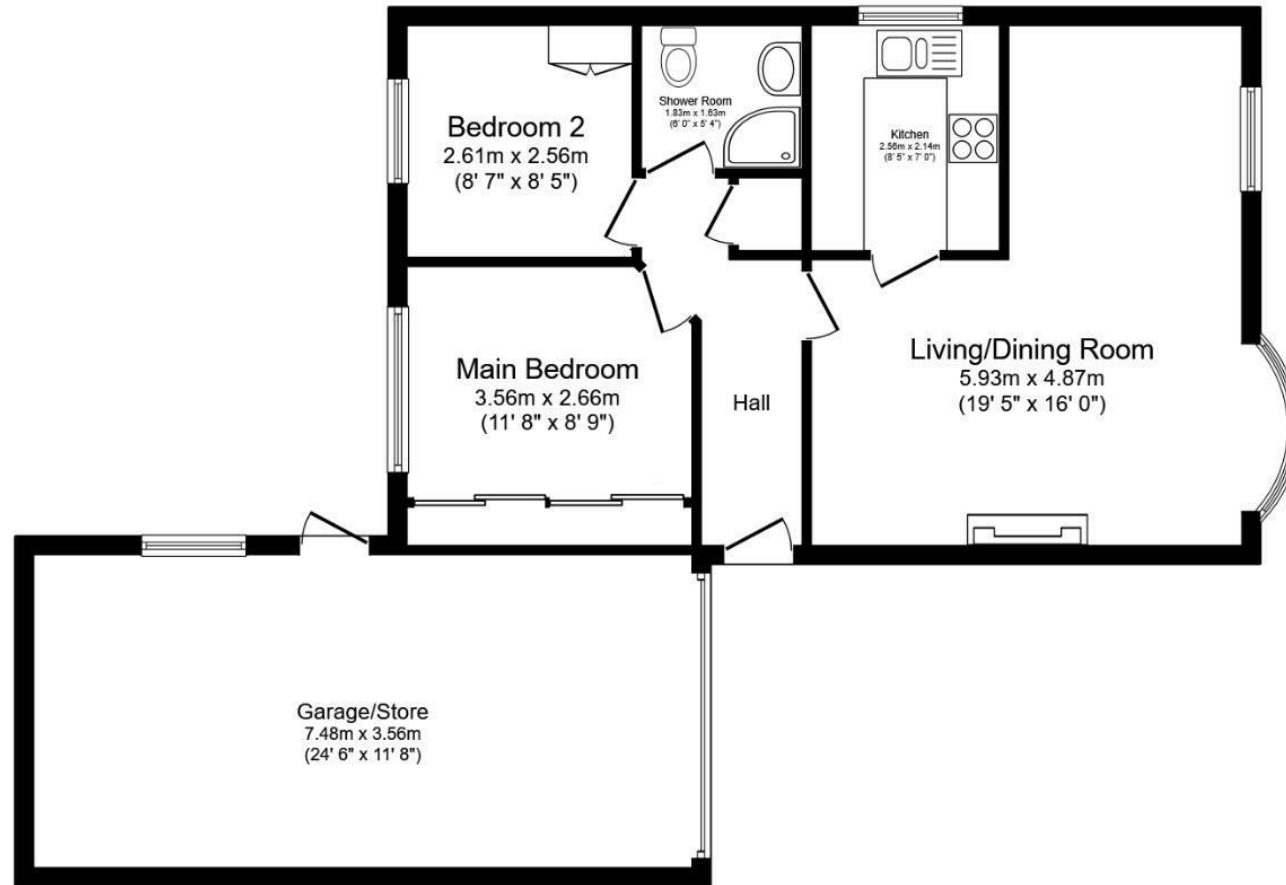
49 Cornfield Drive, Lichfield, WS14 9UG

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£400,000

this fabulously positioned detached bungalow occupies an enviable plot in a prime location of Lichfield, situated on the ever popular Boley Park within easy reach of the train station and local transport links as well as having a local shop, cafe, pharmacy and petrol station. The property benefits from gas central heating and UPVC double-glazing. in brief, the accommodation comprises of; Entrance Hallway, Living/Dining Room and Kitchen. Two bedrooms both with fitted storage furniture and a Shower Room. Gardens to front, side and rear, block paved driveway and a Garage. Viewing is essential to appreciate the space of the plot with this property. EPC rating - D

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Floor Plan
Floor area 83.8 sq.m. (902 sq.ft.)

Total floor area: 83.8 sq.m. (902 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Entrance Hallway

accessed via a wooden front entrance door and having a useful fitted storage cupboard. Two ceiling light points, loft access, radiator and laminate wood effect flooring

Living/Dining Room

a generous 'L' shaped room providing ample living and dining space. Having a feature coal effect gas fire on a marble effect hearth with a wood mantle. two ceiling light points, coving, four wall light points, radiator, two UPVC double-glazed windows overlooking the front aspect and a door into the

Kitchen

fitted with a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset sink with drainer. Integrated electric oven, hob, extractor hood, fridge-freezer and a slimline dishwasher. Two ceiling light points and UPVC double-glazed window to the side aspect

Bedroom One

having a range of fitted wardrobes providing plenty of hanging and storage space. Three wall light points, radiator and a UPVC double-glazed window overlooking the rear garden

Bedroom Two

again benefitting from fitted storage furniture. Ceiling light point, radiator and a UPVC double-glazed window overlooking the rear garden

Shower Room

having a fully tiled shower enclosure with an overhead mains powered fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Garage

accessed via an up and over door and having lights,

power, a useful water tap, space and plumbing for a washing machine and the central heating boiler. There is also a pedestrian door into the rear garden

Outside

the front of the property is set back from the road on a generous corner plot comprising of a block paved driveway providing off-road parking for several cars, lawn to the front and side of the property with well established shrubs and plants.

We are advised by the seller that as there is a further dropped kerb to the side of the property, there is potential to create further parking or extend the garden

the rear garden has a lawn with well stocked borders and hedges with a walled and fenced boundary. There is a paved patio seating area and a door into the garage.

AGENTS NOTE

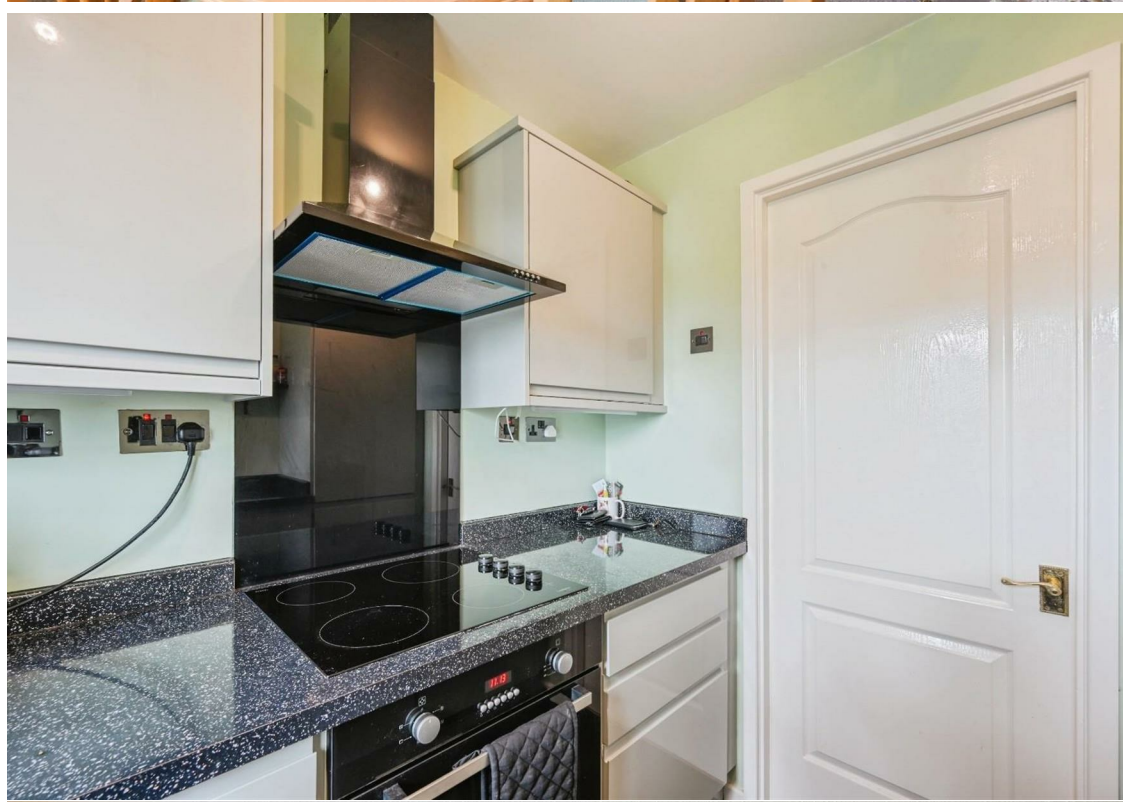
Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

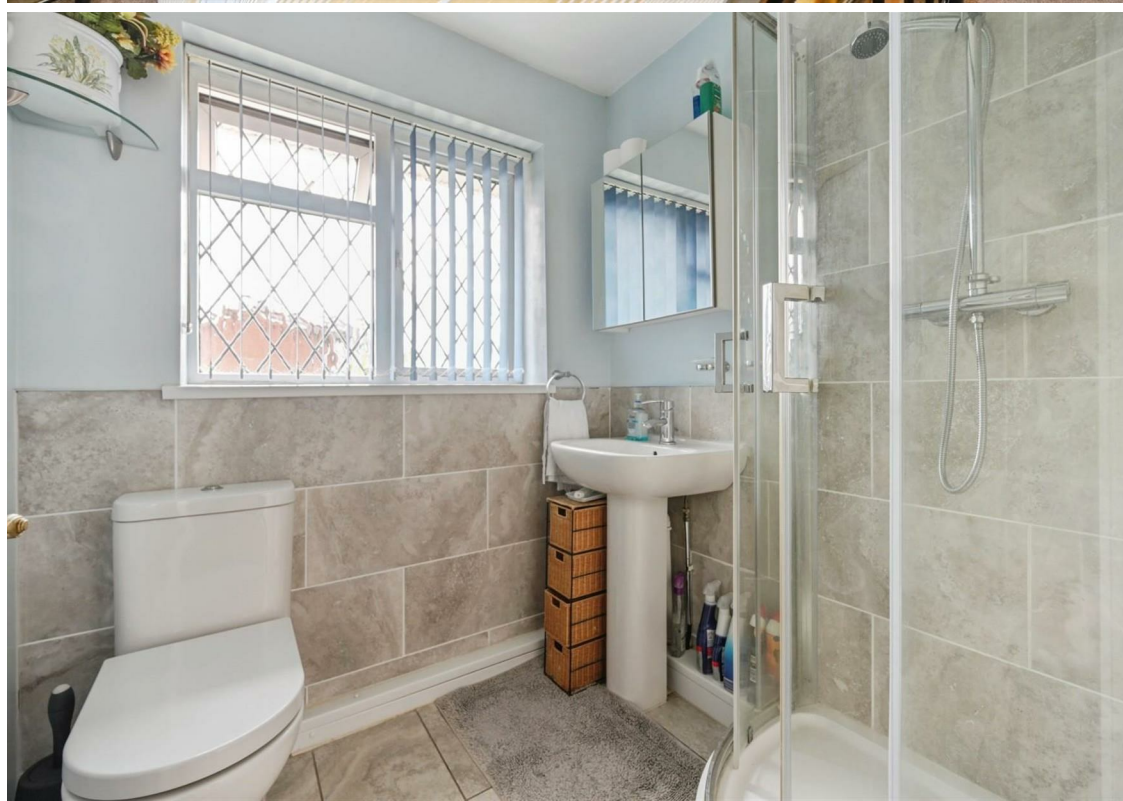
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including 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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