



42 Shakespeare Avenue, Lichfield, WS14 9BE

£320,000

this fabulous two bedroomed bungalow is located in a sought after part of south Lichfield with good access to local amenities and the city centre. In need of some modernisation, the property sits on a corner plot and benefits from a driveway and garage. Gas central heating and UPVC double-glazing. The accommodation briefly comprises; Hallway, Living Room, Conservatory, Kitchen, Two Bedrooms and a Bathroom. Garden to front, side and rear. NO CHAIN. Viewings available immediately. EPC rating - D

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Total floor area 87.5 sq.m. (942 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

Hallway

having a useful airing cupboard housing the central heating boiler. Two ceiling light points, access to the loft and a radiator

Living Room

having a wall mounted electric fire with a granite effect hearth and wood surround. Three wall light points, radiator, useful storage cupboard and UPVC patio doors into the

Conservatory

being constructed of a brick base and UPVC double-glazed units. Two wall light points, radiator, laminate flooring, door into the garage, French doors to access the rear garden and a UPVC door into the

Kitchen

having a range of fitted wall and base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, integrated dishwasher, microwave and washing machine. Ceiling light point, radiator and laminate flooring

Bedroom One

having a range of useful fitted furniture providing ample hanging and storage space. Two ceiling light points, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

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

Bathroom

having a fully tiled shower enclosure with an over head electric fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, wall mounted fan heater, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road occupying a corner plot with a tarmacadam driveway providing off road parking and leading to the garage via an up and over door. There is a lawn, mature, well established shrubs and a useful outside water tap. A paved pathway leads to the front entrance door and a timber pedestrian gate at the side of the property gives access to the rear

the low maintenance rear garden has a lawn, paved patio, pebbled area, shrubs and trees. There is a useful outside water tap and a paved pathway leading 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(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.









