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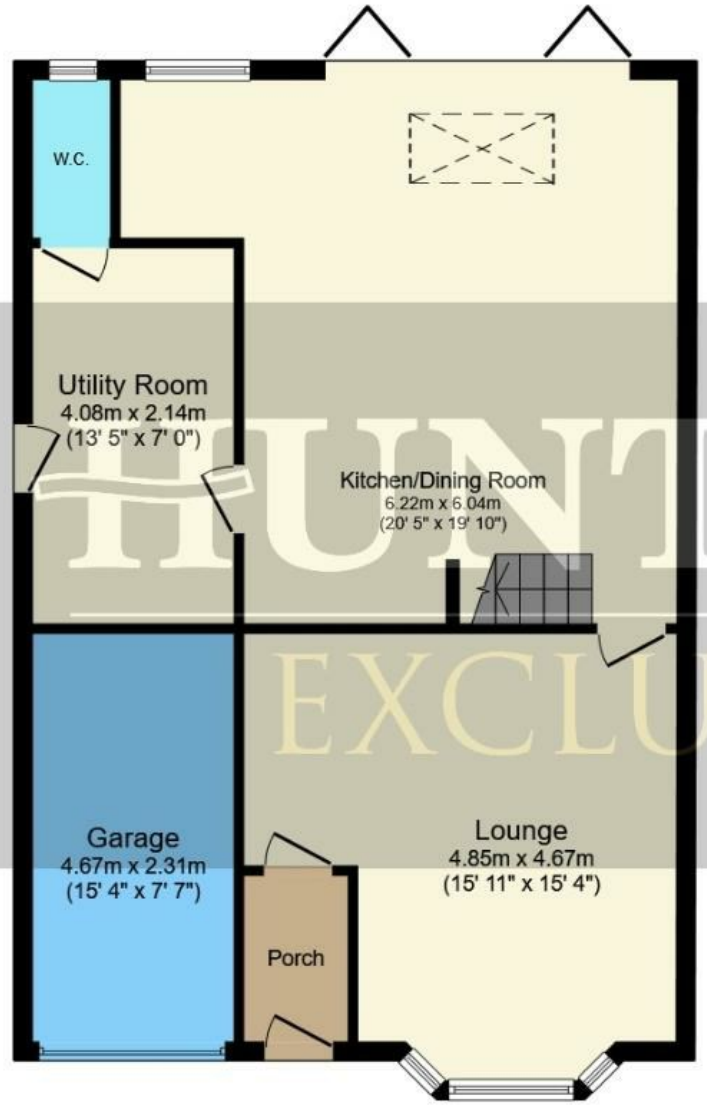
5 Irving Close, Lichfield, WS13 7EN
Offers In The Region Of £385,000

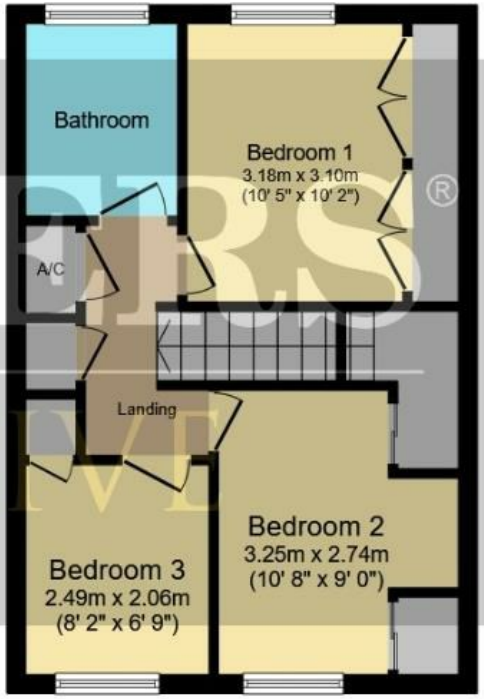
5 Irving Close, Lichfield, WS13 7EN

Offers In The Region Of £385,000

this extended detached family home is located in a residential cul-de-sac perfectly positioned for access into Lichfield City and local schools including the sought after Friary School. Offering an open plan family space, a kitchen and dining area with bi-fold doors opening onto the rear garden making it perfect for entertaining. Offered for sale with NO UPWARD CHAIN. The property benefits from gas central heating and UPVC double-glazing. The accommodation briefly comprises of; Entrance Porch, Living Room, Open Plan Family Kitchen, Utility/Shower Room and Guest WC. First Floor Landing with storage, Three Bedrooms and a Family Bathroom. Garden to rear, Driveway and Garage to the front. EPC rating - D

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EXCLUSIVE

Ground Floor

First Floor

Total floor area 118.6 sq.m. (1,276 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 Porch
accessed via a composite front entrance door and having a ceiling light point and laminate flooring. Door into the

Living Room
having a ceiling light point, radiator and a UPVC double-glazed bow window to the front aspect

Family Dining Kitchen
a fabulous open plan space for cooking, dining and living - perfect for a busy family
the kitchen is fitted with a range of wall and base units, granite work surfaces and a co-ordinating island with an inset stainless steel sink and half with counter top drainer and a breakfast bar. Double electric oven with a warming drawer, induction hob with extractor hood, integrated fridge-freezer and a dishwasher. Inset ceiling spotlights, lantern roof light, stairs to the first floor, tiled flooring with under floor heating and aluminium double-glazed bi-fold doors into the rear garden. Door into the

Utility/Shower Room
having a work surface with appliance space for a washing machine and tumble drier. There is a wet-room style electric shower with a screen. Inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor with under floor heating, UPVC double-glazed window to the side aspect and a UPVC double-glazed door giving access to the rear garden. Door into the

Guest WC
having a vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, half tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

First Floor Landing
accessed from the stairs in the kitchen and having an airing cupboard housing the hot water tank and a further fitted storage cupboard with shelving. Ceiling light point and loft access

Bedroom One
having fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two
again benefitting from fitted wardrobes providing storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

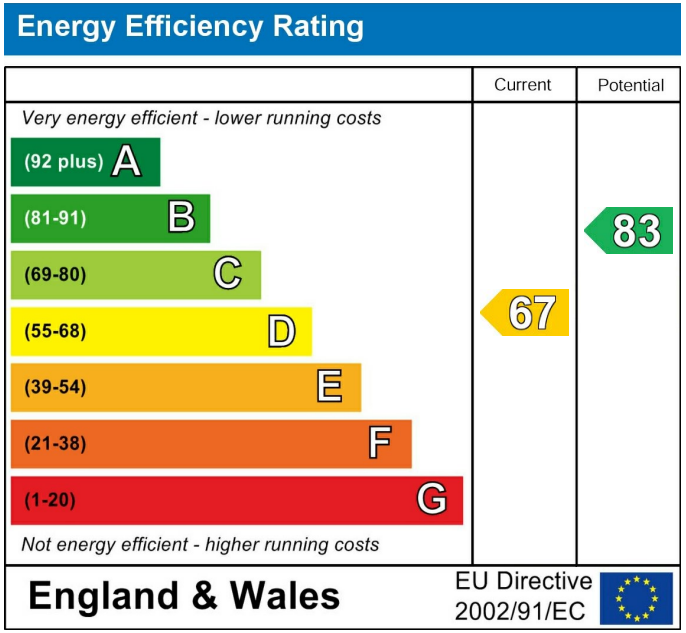
Bedroom Three
with a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom
having a panelled bath, pedestal hand wash basin and a close-coupled WC. Ceiling light point, tiling to the walls. towel radiator and a UPVC double-glazed window to the rear aspect

Outside
the property is located in a residential cul-de-sac and is set back from the road with an ample tarmacadam driveway providing off-road parking for several vehicles which leads to the integral garage via an electric roller shutter door. There is also a timber pedestrian gate giving access to the side of the property

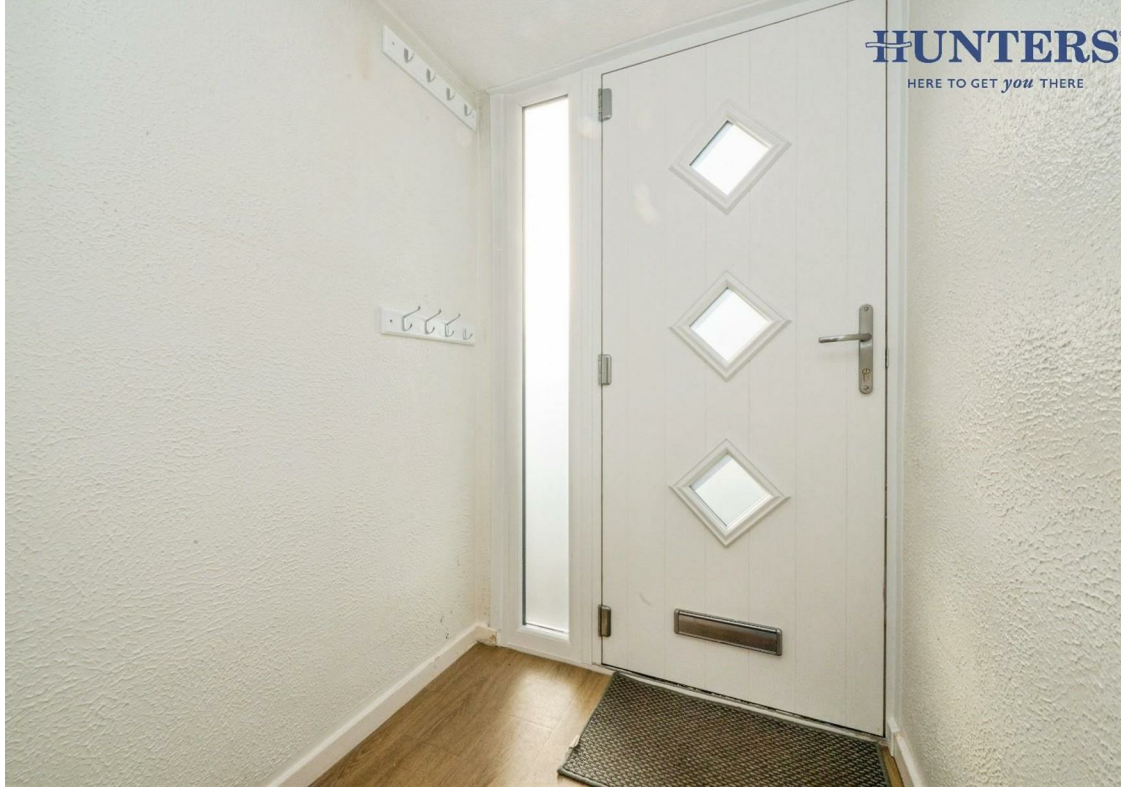
the rear garden has a paved patio seating area, raised lawn with timber sleepers, gravelled area, screen fencing, useful timber shed for storage and a paved pathway to the side of the property with a timber gate giving access to the front

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.



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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