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32 Stowe Croft, Lichfield, WS13 6TP

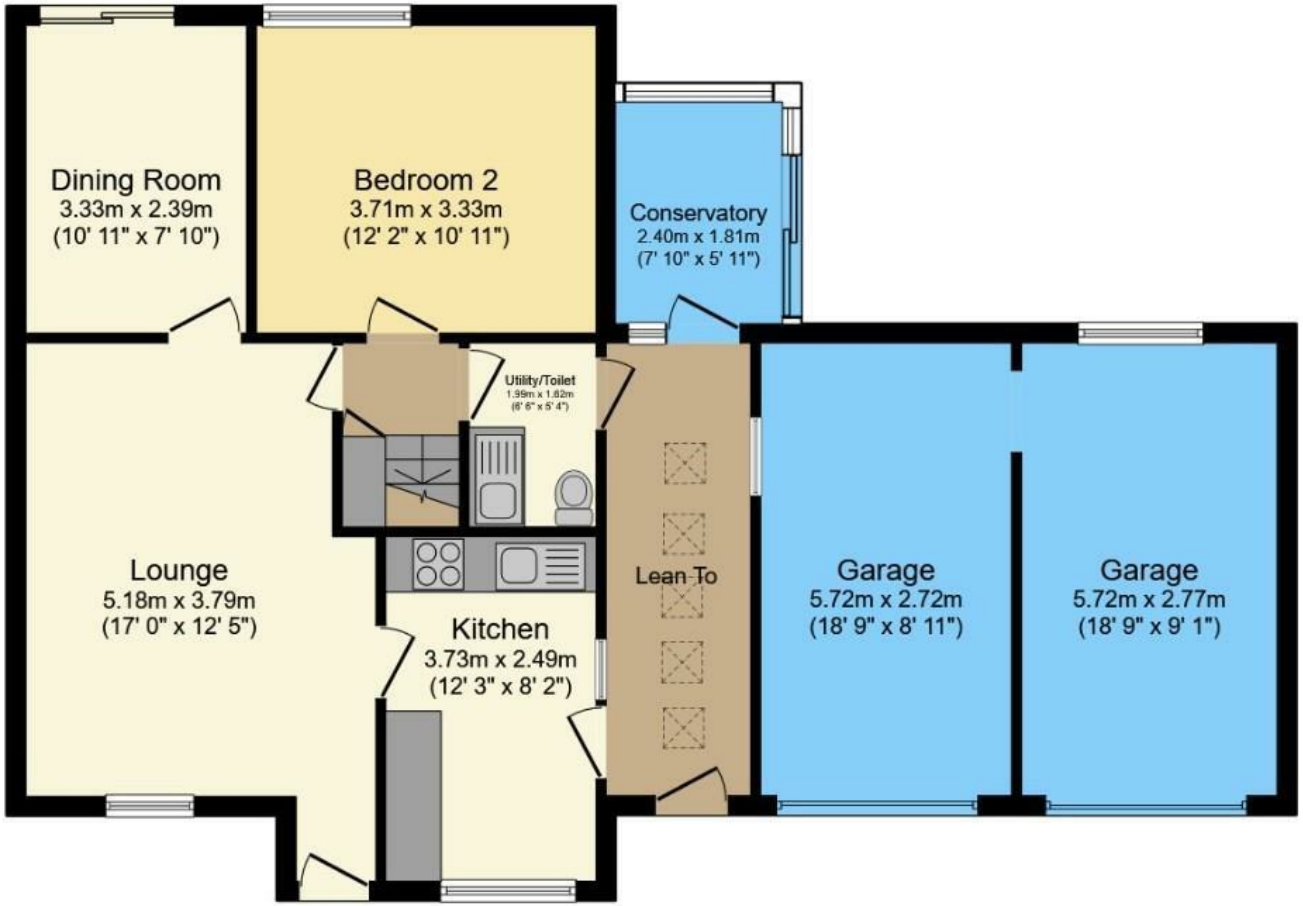
£350,000

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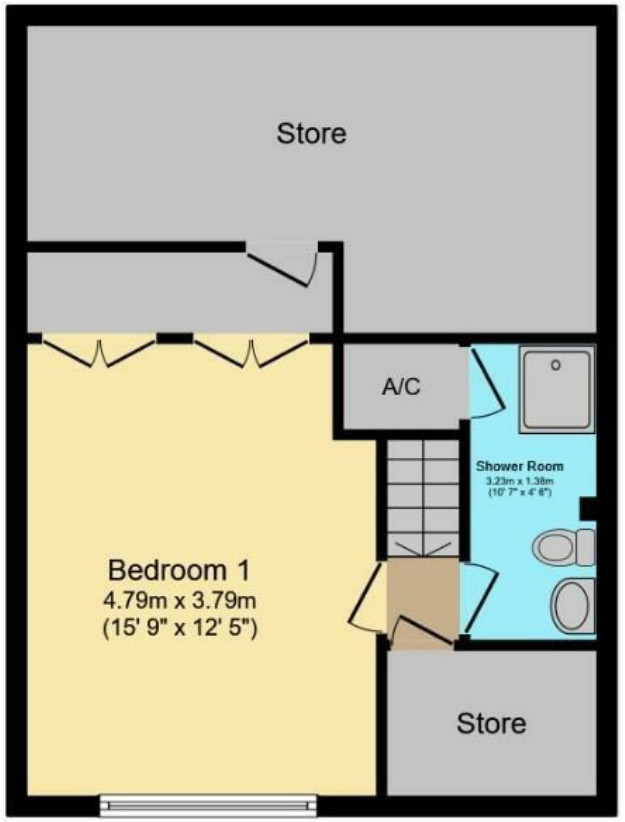
£350,000

A brilliant opportunity for a semi-detached corner plot on Stowe Croft, Lichfield, with convenient access to local amenities and the city centre. This charming, well loved property is positioned in a sought after area of Lichfield and is within close proximity to the beautiful Stowe Pool Reservoir, recreational facilities, shops, supermarkets and schools. Offered for sale with NO UPWARD CHAIN. Offering scope for enhancement, the property benefits from having a driveway, double garage, gas central heating, UPVC double-glazing and a floor area of over 1,500 sq. ft. The accommodation briefly comprises: Living Room, Dining Room, Rear Lobby, Utility/WC, Bedroom Two, Breakfast Kitchen, Lean to, Conservatory. First Floor Landing, Bedroom One, Loft Storage, Shower Room. Garden to front and rear. EPC RATING - C

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Ground Floor



First Floor

Total floor area 147.0 sq.m. (1,583 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

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Living Room
accessed via a UPVC double-glazed front door and having a feature exposed stone fireplace with a tiled hearth and an electric coal effect fire. Two ceiling light points, radiator and a UPVC double-glazed window to the front aspect. Doors into the rear lobby, kitchen and the

Dining Room
having a ceiling light point, radiator and a UPVC double-glazed patio door into the rear garden

Rear Lobby
having a ceiling light point, useful storage cupboard and stairs leading to the first floor. Doors into Bedroom Two and the

Utility/WC
having a fitted counter top with an inset stainless steel sink and drainer and a close-coupled WC. Ceiling light point, part tiling to walls, radiator and a UPVC double-glazed door into the lean to

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

Breakfast Kitchen
having a range of wall and base units with roll top work surfaces and an inset stainless steel sink and a half with drainer. Freestanding electric cooker and appliance space for an under counter fridge. Two ceiling light points, radiator, part tiling to walls, vinyl flooring, UPVC double-glazed window to the front aspect and a UPVC double-glazed door into the

Lean To
having useful fitted storage units with a work surface. Five sky lights giving plenty of natural light, one wall light point, useful water tap, tiled flooring, door into the garage and a UPVC door into the

Conservatory
being completely constructed of UPVC double-glazed units and having a patio door onto the rear garden

First Floor Landing
having a ceiling light point and a useful fitted storage cupboard

Bedroom One
having a range of fitted wardrobes providing hanging and storage space. Two ceiling light points, radiator and a UPVC double-glazed window to the front aspect. There is a further door leading into the

Loft Storage
directly accessed from the bedroom and having light, power and the central heating boiler

Shower Room
having a walk in shower enclosure with an over head electric fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, loft hatch, tiling to the walls, cupboard housing the hot water tank, towel radiator and a UPVC double-glazed window to the side aspect

Outside
the front of the property is set back from the road on a corner plot with a lawn, well established shrubs, paved pathway to the front entrance door and a tarmacadam driveway providing off road parking and giving access to the double garage via up and over doors, the garage further benefits from light and power, window to the rear and an internal door into the Lean to

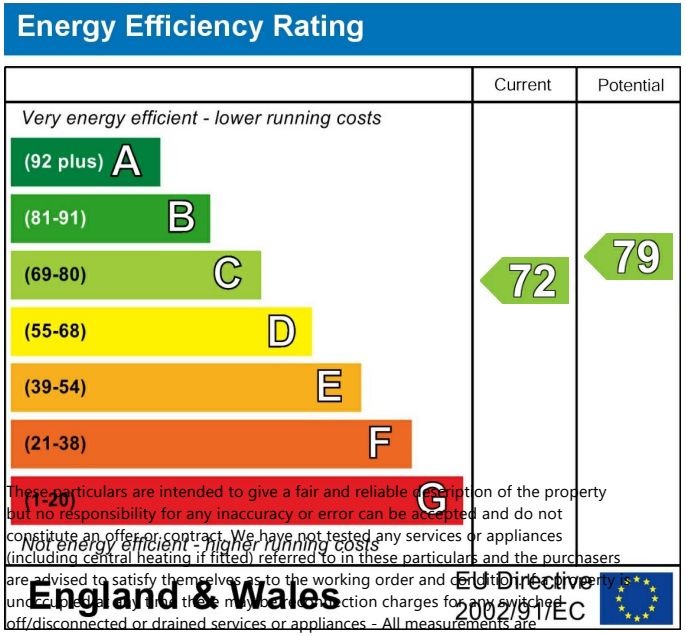
the rear garden has a lawn with well stocked borders, patio seating area, greenhouse with a vegetable patch and a useful timber storage shed

AGENTS NOTE
This property does have leasehold solar panels which were fitted in 2012 and have a 25 year lease. Potential purchasers should make their own investigations as to whether the lender they intend to use will consider leasehold solar panels

Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £1,750 plus VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:
1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
2. Professional AML checks taken care of
3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.



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 of the property including any appliances. 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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