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10 Mallicot Close, Lichfield, WS13 6DG

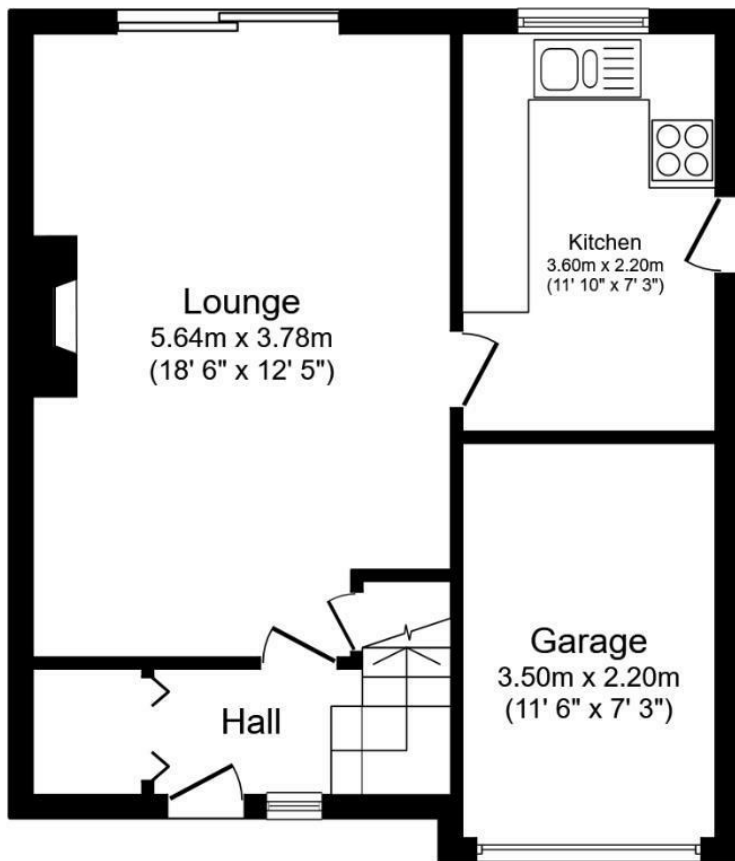


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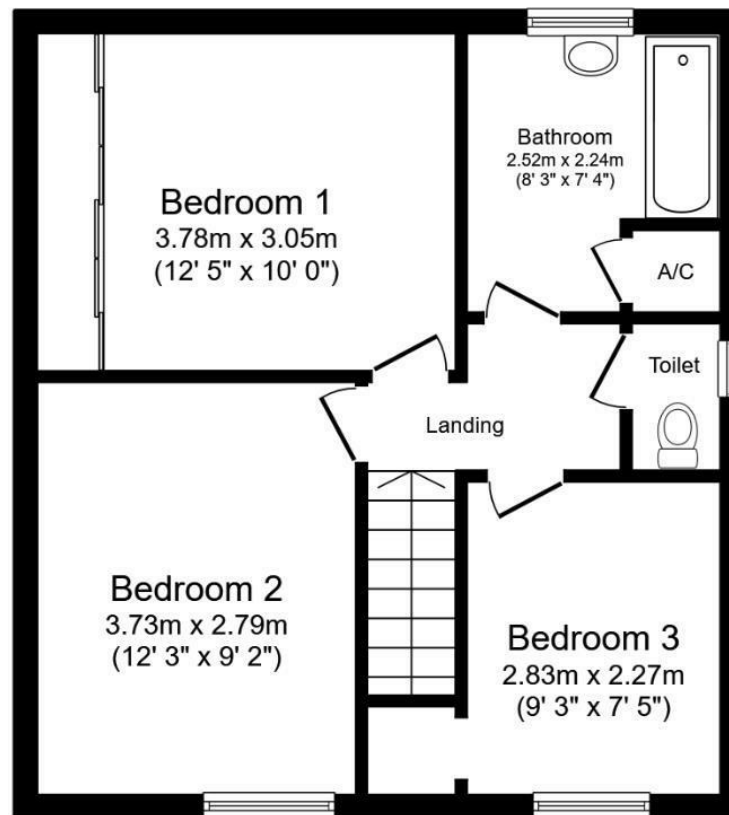
£325,000

positioned in a cul-de-sac on a popular residential development of Lichfield and having good access to local schools and amenities, this three bedroomed semi detached property is a perfect family home. Benefitting from gas central heating and UPVC double-glazing. Occupying a good plot with a private rear garden which is not overlooked and having driveway parking to the front with access into the SINGLE GARAGE. The accommodation briefly comprises of; Entrance Hall, Living/Dining Room and Kitchen. First Floor Landing, Three Bedrooms, Separate WC and Family Bathroom. Viewings are available immediately. EPC rating - C

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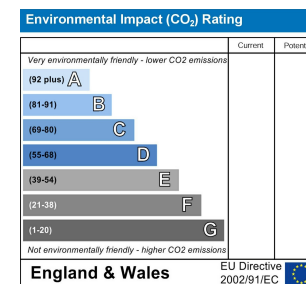
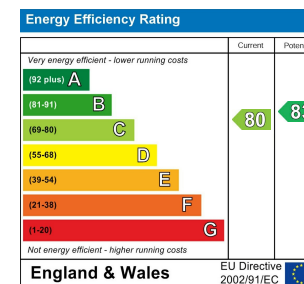
**Ground Floor**  
Floor area 43.4 sq.m. (467 sq.ft.)



**First Floor**  
Floor area 42.5 sq.m. (457 sq.ft.)

Total floor area: 85.8 sq.m. (924 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](http://www.Propertybox.io)



### Entrance Hall

accessed via a wooden front entrance door and having a wall light point, radiator, useful storage cupboard, stairs leading to the first floor, tiled floor and a door into the

### Living/Dining Room

having a free standing feature electric fire suite. Ceiling light point, coving, two wall light points, decorative dado rail, radiator, laminate wood effect flooring and UPVC double-glazed patio doors into the rear garden. Door into the

### Kitchen

fitted with a range of wall and base units, roll top work surfaces, an inset acrylic sink and a half with drainer and appliance space for a gas cooker, dishwasher, fridge-freezer and washing machine. Ceiling light point, coving, part tiling to walls, tiled floor and a door giving access to the side of the property

### First Floor Landing

having a ceiling light point and access into the loft space via a fitted ladder

### Bedroom One

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

### Bedroom Two

benefitting from a range of fitted wardrobes providing hanging and storage space. Coving, two wall light points, radiator and a UPVC double-glazed window to the rear aspect

### Bedroom Three

again benefitting from fitted storage. Inset ceiling spotlights, coving, radiator and a UPVC double-glazed window to the front aspect

### WC

having a close-coupled WC. Ceiling light point, tiled floor and a UPVC double-glazed window to the side aspect

### Bathroom

having a panelled bath with an overhead electric shower fitment and a pedestal hand wash basin. Ceiling light point, fitted storage cupboard, radiator, part tiling to the walls and a UPVC double-glazed window to the rear aspect

### Outside


the front of the property is set back from the road with a paved driveway providing off-road parking and access into the single garage. There are mature shrubs, a timber pedestrian gate giving access to the rear and a canopied front entrance door

the well established, private rear garden is not overlooked and has a lawn with mature shrubs and trees. There is a patio seating area, outside water tap and access to the front of the property via the timber pedestrian gate

### 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		
(69-80) C	80	83
(55-68) D		
(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.







