

HUNTERS[®]

HERE TO GET *you* THERE



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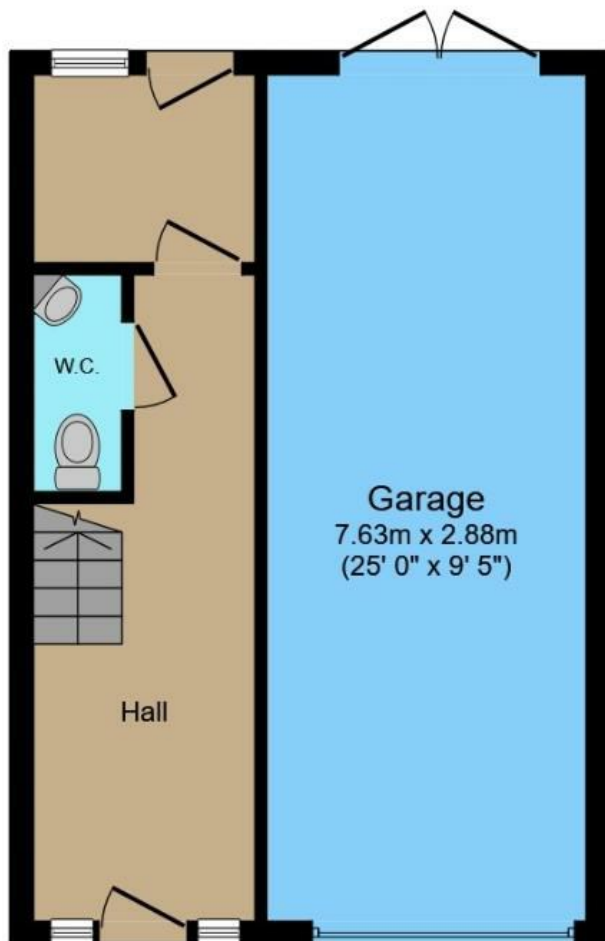
19 Mullarkey Drive, Lichfield, WS14 9GH
Offers In The Region Of £350,000

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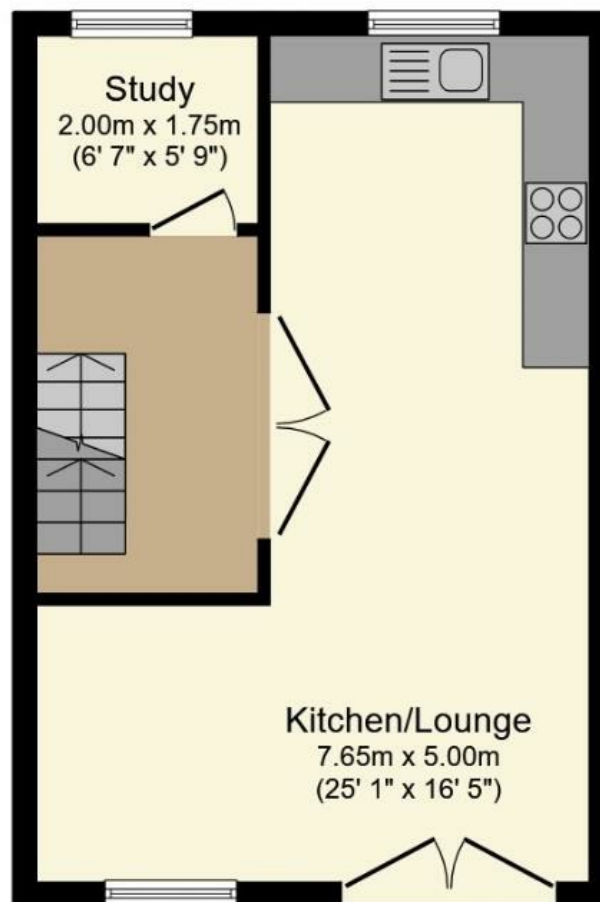
Offers In The Region Of £350,000

a beautiful, modern, contemporary town house offering versatility with open plan living across the first floor and located on the sought after St Johns Grange development close to local schools and transport links. Benefitting from gas central heating and UPVC double-glazing. NO UPWARD CHAIN. The accommodation briefly comprises of; Entrance Hallway, Utility Room and Guest WC. First Floor Landing, Study, Open Plan Living Room, Dining and Kitchen. Second Floor Landing, Master Bedroom with En-suite, Two further Bedrooms and a Family Bathroom. Garden to rear and Driveway with Carport to the front. EPC RATING - B

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Ground Floor



First Floor



Second Floor

Total floor area 114.0 sq.m. (1,227 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

Entrance Hallway

accessed via a composite front entrance door and having two ceiling light points, radiator, stairs to the first floor and laminate flooring

Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Extractor fan, wall light fitment, radiator and vinyl flooring

Utility Room

having a work surface with appliance space below for a washing machine and tumble drier. Ceiling light point, wall mounted combi boiler, radiator, laminate flooring and a UPVC double-glazed door into the rear garden

First Floor Landing

having a ceiling light point, carpeted flooring and stairs to the second floor

Open Plan Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with counter top drainer. Double electric oven with an induction hob and extractor hood, integrated fridge-freezer and a dishwasher. Two ceiling light points, laminate flooring and a UPVC double-glazed window to the rear aspect

Living Room

having a ceiling light point, two radiators, laminate flooring, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors to a Juliette balcony

Study

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

Second Floor Landing

having two useful fitted storage cupboards, a ceiling light point, loft access and carpeted flooring

Master Bedroom

having a ceiling light point, a radiator, carpeted flooring and a UPVC double-glazed window to the front aspect. Door into the

En-suite

having a fully tiled shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, a radiator and vinyl flooring

Bedroom Two

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

Bedroom Three

having a ceiling light point, radiator, carpeted flooring 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. A ceiling light point, half tiling to walls, radiator, extractor fan, vinyl flooring and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road with a block paved driveway and a car port for parking with a door fitted.

the rear garden has Astro turf lawn, a timber decked seating area, tiled patio, well established shrubs, screen fencing, a useful outside water tap and a wooden gate providing access to the car port.

AGENTS NOTE

There is an annual service charge of £200.00 for maintenance of the estate and all of its communal areas.

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 non refundable fee

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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.

