

# HUNTERS®

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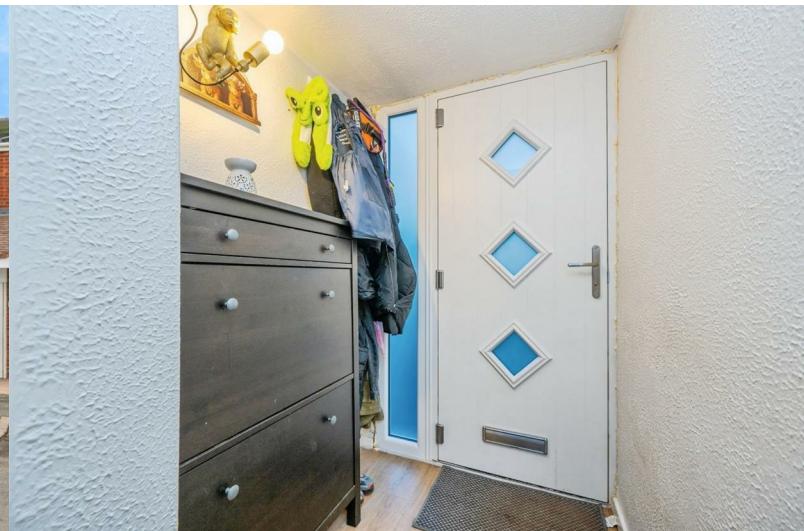


**Irving Close**  
Lichfield, WS13 7EN

£400,000

3 1 2 D

Council Tax: D



# 5 Irving Close

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£400,000



## 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,

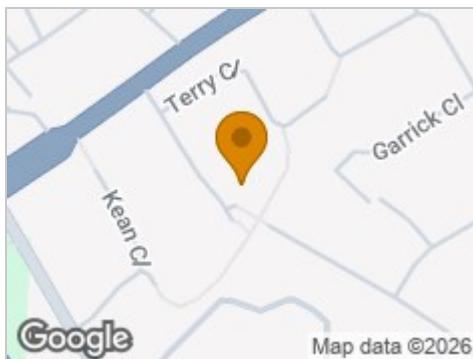
raised lawn with timber sleepers, gravelled area, screen fencing, useful timber shed for storage and a paved pathway to the side of the property with a timber gate giving access to the front

#### 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.\*\*



## Road Map



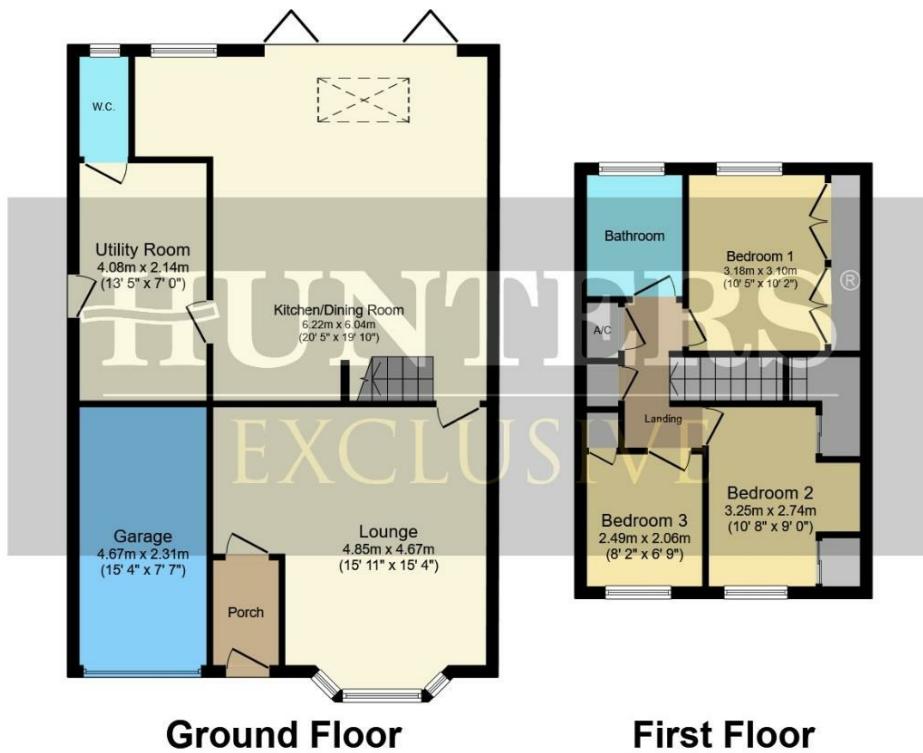
## Hybrid Map



## Terrain Map



## Floor Plan



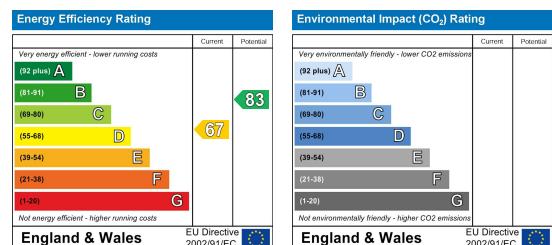
Total floor area 118.6 sq.m. (1,276 sq.ft.) approx

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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## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.