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14 Hamstall Close, Streethay, Lichfield, WS13 8GF

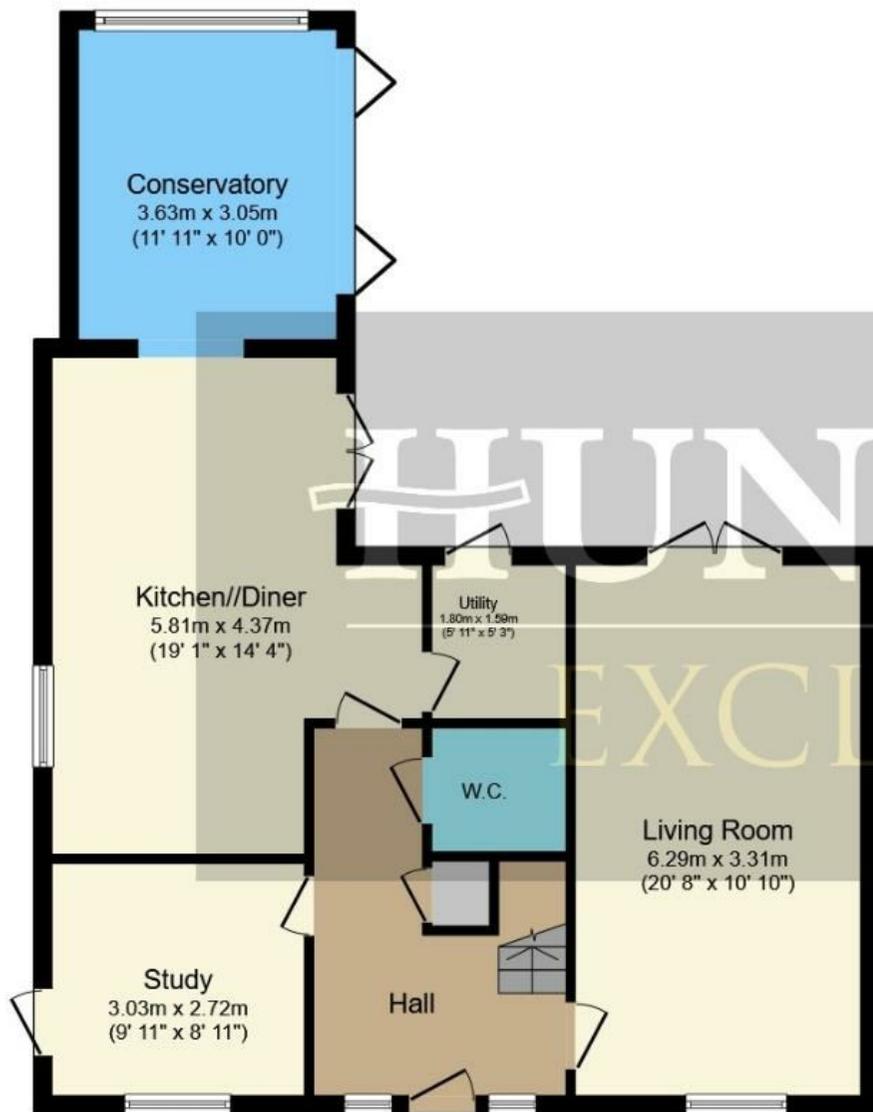
£565,000

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if you are searching for your forever family home and want to be in reaching distance of local rail and road links as well as being on a popular residential development the Hamstall Close is for you. Wonderfully extended providing that extra space for growing families. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises of; Entrance Hallway, Guest WC, Living Room, Snug/Home Office, Dining Kitchen, Dining Room and Utility Room. First Floor Landing, Master Bedroom with En-suite, Three Further Bedrooms and a Family Bathroom. Garden to the rear, Garden with Driveway and GARAGE to the front. Viewing is essential and appointments are available. EPC rating - B

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Ground Floor



First Floor

Total floor area 146.1 sq.m. (1,572 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 Hallway

accessed via a UPVC double-glazed front door and having a useful storage cupboard. Inset ceiling spotlights, radiator, tiled floor and stairs to the first floor

Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator and tiled flooring

Living Room

having two ceiling light points, two radiators, decorative panelling to the wall, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors leading into the rear garden

Snug/Office

having a ceiling light point, built in sound system speakers, radiator and a UPVC double-glazed window to the front aspect

Dining Kitchen

having a range of wall and base units with roll top work surfaces, co-ordinating upstands and an inset stainless steel sink and a half with drainer. Double electric oven, gas hob with stainless steel splash back and extractor hood. Inset ceiling spotlights, built in sound system speakers, two radiators, tiled floor, UPVC double-glazed window to the rear and a UPVC double-glazed French doors into the rear garden. Open archway into the

Dining Room

having an orangery roof, inset ceiling spotlights, built in sound system speakers, tiled flooring and aluminium bi-folding doors onto the rear garden

Utility Room

fitted with wall and base units, roll top work surface and an inset stainless steel sink. Space with plumbing for a washing machine and tumble drier. Two ceiling light points, radiator, tiled floor and a UPVC double-glazed door leading to the rear garden

First Floor Landing

having an airing cupboard providing storage. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect

Master Bedroom

having a range of fitted wardrobes providing hanging and storage space. Three ceiling light points, radiator, decorative panelled wall and a UPVC double-glazed window to the rear aspect. Door into the

En-suite

having a fully tiled double walk-in shower enclosure with an overhead mains powered fitment, semi-pedestal hand wash basin with a tiled splash back and a close-coupled WC. Inset ceiling spotlights, part tiling to the walls, radiator, tiled floor and a UPVC double-glazed window to the side aspect

Bedroom Two

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

Bedroom Three

benefitting from built in wardrobes. Ceiling light point, radiator and UPVC double-glazed window to the front aspect

Bedroom Four

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

Family Bathroom

having a panelled bath with a mains powered shower fitment, semi-pedestal hand wash basin and a close-coupled WC. Four ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Outside

the property is set back from the road with a paved

pathway leading to the front entrance door and there is a lawn with a well established hedge. A tarmac driveway at the side of the property provides off road parking and leads to the GARAGE via an electric up and over door. There is also a timber pedestrian gate giving access to the rear garden

the rear garden has a lawn, shrubs, trees and a timber decked seating area. There is a slabbed pathway, walled boundary and a useful outside water tap

AGENTS NOTE

We are advised by the seller that there is an annual charge of £235.43 for the general maintenance of the communal areas on the development.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	90
(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.







