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47 Dyott Avenue, Whittington, Lichfield, WS14 9NF

Offers In Excess Of £400,000

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An exciting opportunity to acquire a detached bungalow enjoying pleasant canal-side views, situated within the sought-after village of Whittington, Lichfield. Dating back to the 1960s, this charming family home is now in need of modernisation throughout, offering excellent scope for buyers looking to update, improve and create a home tailored to their own taste and requirements. The property is offered for sale with NO UPWARD CHAIN. The accommodation benefits from gas central heating and UPVC double glazing and briefly comprises: Entrance Porch, Reception Hallway, Two Bedrooms, Family Bathroom, Living Room, Dining Room, Dining Kitchen, Utility Room, Garage and separate WC. Externally, the property has gardens to both the front and rear, with a driveway providing off-road parking and access to the garage. EPC RATING - D

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Total floor area 99.1 sq.m. (1,067 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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Entrance Porch
Access via a Timber entrance door with glazed panels with tiled flooring.

Reception Hallway
Access via a Timber entrance door with glazed panels, having a loft hatch, x2 wall mounted lights, a radiator, storage cupboard and carpeting flooring.

Bedroom One
having x2 wall mounted lights, built in storage, a UPVC double-glazed bay window to the front aspect, a radiator and carpeted flooring.

Bedroom Two
having a ceiling light point, built in storage, x2 UPVC double-glazed windows with one with aspect to the front and a further window to the side, a radiator and carpeted flooring.

Bathroom
having a ceiling light point, a UPVC double-glazed window to the side aspect, built in storage cupboard, a panelled bath with an over head mains shower fitment, a pedestal sink, a high level close-coupled toilet, part tiling to the walls, a radiator and carpeted flooring.

Living Room
having x3 wall mounted lights, a UPVC double-glazed patio door leading into the rear garden, x 2 radiators, a feature fireplace with a tiled surround and hearth and carpeted flooring.
Open plan into the Dining Room.

Dining Room
having a ceiling light point, a UPVC double-glazed patio door with access to the side, a radiator and carpeted flooring.

Dining Kitchen
having x2 ceiling light points, wooden beams, a UPVC double-glazed window to the rear aspect, fitted wall and base units, part tiled walls, a storage cupboard, a round stainless steel inset sink with drainer, gas hobs, double electric oven, a radiator, space for a dining table and tiled flooring.

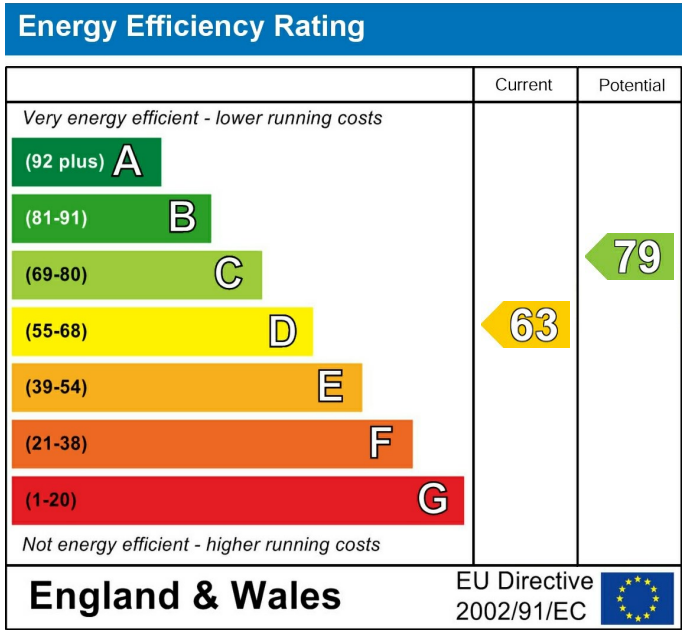
Utility Room
having a ceiling light point, x 3 UPVC double-glazed windows to the side aspect, fitted wall and base units, part tiled walls, space for a fridge freezer, washing machine, a UPVC back door with access to the rear garden and tiled flooring

Outside
The front of the property is set back from the road with a lawn, tarmacadam driveway providing off road parking which leads to the garage. Also having a pedestrian gate giving access to the rear garden to the side of the property.

The GARAGE benefits from light, power, a useful WC with sink and a Gantry Crane.

The private and well established rear garden has a lawn with trees, plants and shrubs. x2 Slabbed patio seating areas, a useful water tap, a timber shed, views of Coventry Canal, space to the side of the property leading back out to the front and a further Timber door providing access into the garage.

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. This charge in non refundable



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.

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