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HERE TO GET *you* THERE

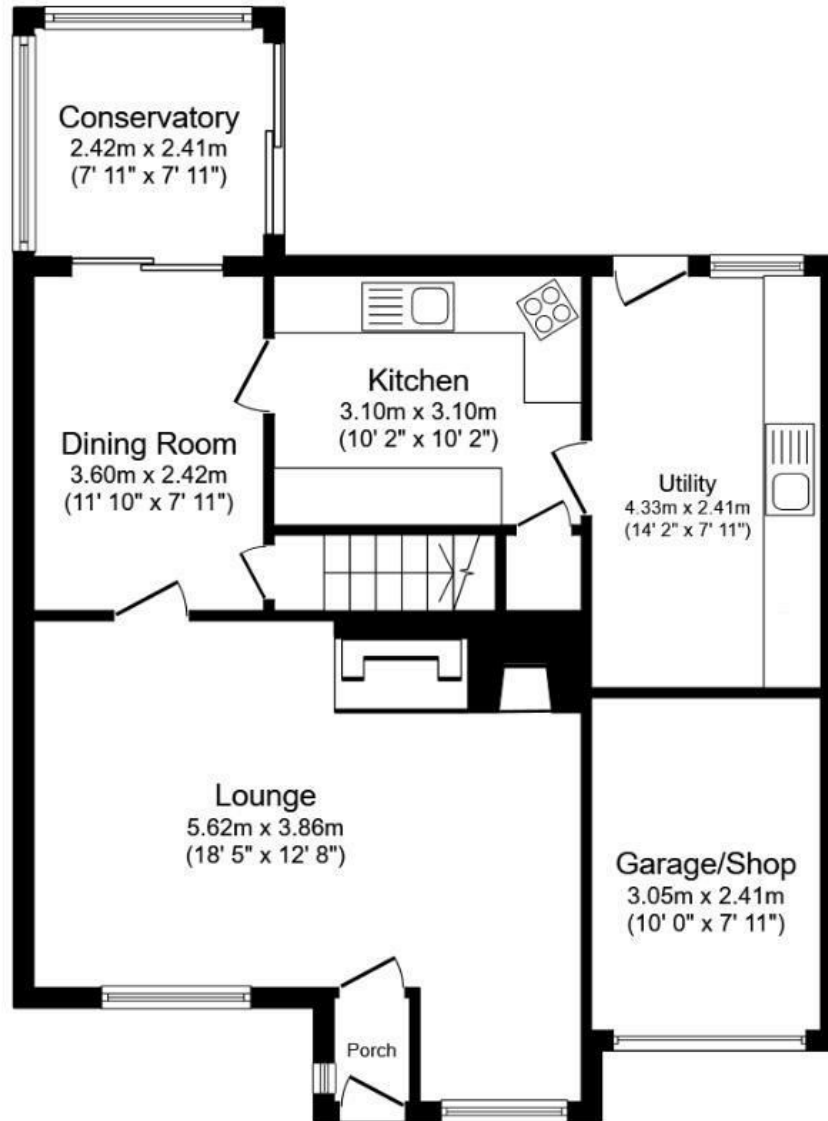
65 Norwich Close, Lichfield, WS13 7SJ
Offers In The Region Of £310,000

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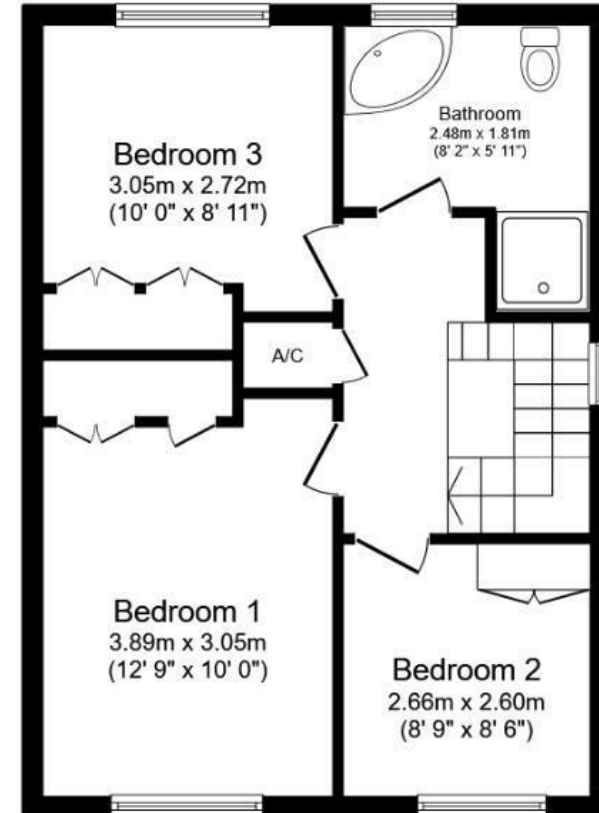
you'll need to be quick as this is a fabulous opportunity to acquire a good-sized family home in a popular residential area of Lichfield, within easy reach of transport links, local schools and amenities. In need of modernisation and upgrade this property offers lots of potential to make it a long term family home and having the added benefit of being sold with NO UPWARD CHAIN. Gas centrally heated and UPVC double-glazed and extended to the rear of the garage. In brief, the accommodation comprises of; Entrance Porch, Living Room, Dining Room, Conservatory, Kitchen and Utility Room. First Floor Landing, Three Bedrooms all benefitting from fitted storage and a Family Bathroom. Garden to rear, Garden to front with driveway parking and useful Garage store. Viewing is essential to appreciate what this property has to offer. EPC rating - D

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor

Floor area 72.4 sq.m. (779 sq.ft.)



First Floor

Floor area 46.6 sq.m. (502 sq.ft.)

Total floor area: 119.0 sq.m. (1,281 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

Entrance Porch

accessed via a UPVC double-glazed front entrance door and having a UPVC double-glazed window to the side aspect and a door giving access into the

Living Room

having a ceiling light point, coving, decorative dado rail, feature exposed brick, radiator and two UPVC double-glazed windows to the front aspect

Dining Room

having a ceiling light point, coving, radiator, patio doors giving access to the conservatory and stairs to the first floor accommodation

Conservatory

having UPVC double-glazed units with patio doors giving access to the rear garden

Kitchen

having a range of wall and base units, roll top work surfaces and an inset acrylic sink with drainer and mixer tap. Electric oven, gas hob and space for a dishwasher. Ceiling light point, radiator, part tiling to walls, under stairs storage cupboard, laminate flooring and a UPVC double-glazed window to the rear aspect. Door into the

Utility Room

having base units with roll top surfaces and an acrylic sink and drainer. Space with plumbing for a washing machine and further appliance space for a tumble drier and fridge-freezer. Two ceiling light points, vinyl flooring, UPVC double-glazed window and door giving access to the rear garden. Door into the garage store.

First Floor Landing

having a ceiling light point, coving, loft access, airing cupboard housing the hot water tank and a UPVC double-glazed window to the side aspect

Bedroom One

benefitting from fitted wardrobes providing hanging and storage space. Ceiling light point, two wall light points, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

again benefitting from fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

further benefitting from fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a corner whirlpool bath with an overhead electric shower fitment and tiled surround, vanity hand wash basin with a tiled splash back, spotlights and a close-coupled WC. Ceiling light point, radiator and two UPVC double-glazed windows to the front and side aspect

Outside

The front of the property is set back from the road on a corner plot with a tarmac driveway and access to the garage store via an up and over door and benefitting from light and power. There is a front lawn area with shrubs and hedges and a pedestrian pathway giving access to the front entrance door.


the rear garden has a paved patio area with steps up to the lawn with mature shrubs, well established hedges and trees. There is a useful outside water tap and side access to the front of the property via an iron 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.





