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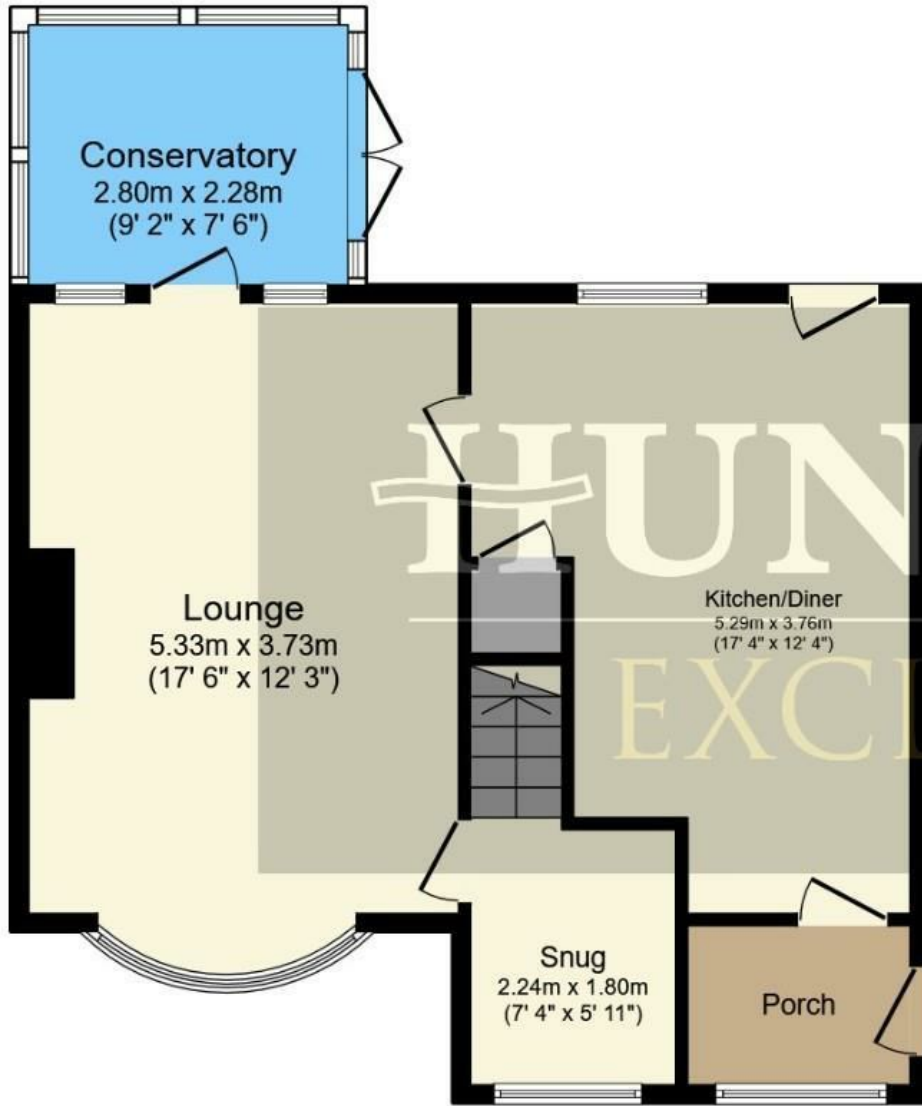
23 Darnford View, Lichfield, WS13 6SX
Offers In

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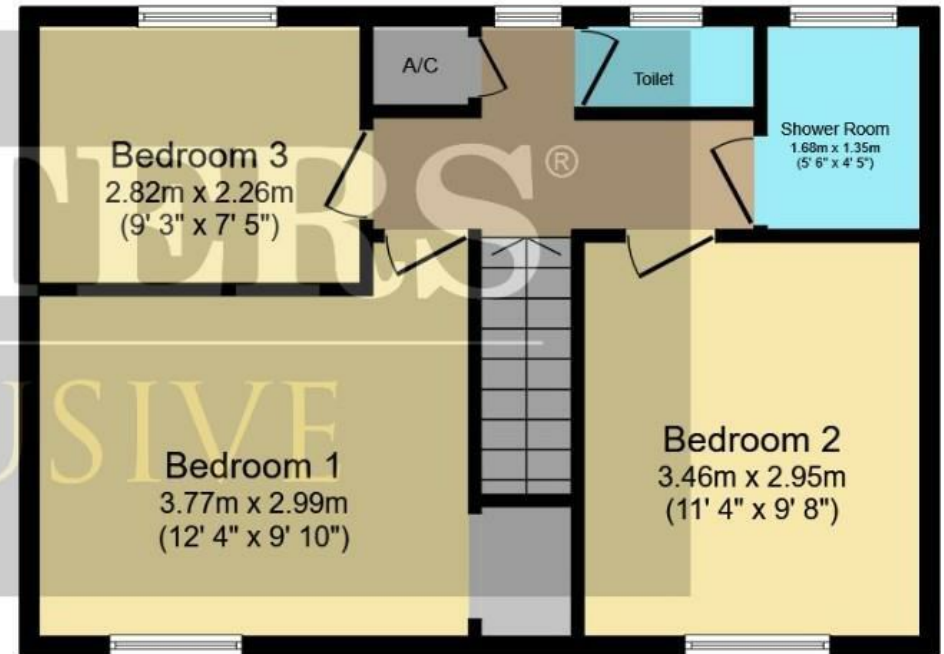
Offers In Excess Of £270,000

this well presented end of terraced house is within easy reach of Lichfield City Centre. It is conveniently located for access to local transport links including Trent Valley train station as well as other local amenities. Perfect for first time buyers, investors and downsizers. The accommodation briefly comprises of; Entrance Porch, Refitted Dining Kitchen, Living Room, Conservatory and Lobby/Snug. First Floor Landing, Three Bedrooms, refurbished Shower Room and separate refurbished WC. Generous tiered garden to the rear. Driveway and Garage to the front. EPC RATING - C

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Ground Floor



First Floor

Total floor area 96.2 sq.m. (1,035 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 Porch

accessed via a UPVC double-glazed front entrance door and having a wall light point, laminate flooring, UPVC double-glazed window to the front aspect and a timber door into the

Dining Kitchen

fitted with base units, roll top work surfaces with coordinating upstands and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, space for a fridge-freezer and further space with plumbing for a washing machine. Two ceiling light points, under stairs pantry, tiled flooring, UPVC double-glazed window to the rear aspect and a double-glazed door leading into the rear garden

Living Room

accessed from the kitchen and having two ceiling light points, radiator, laminate flooring, door into the snug and a UPVC double-glazed window overlooking the front aspect. Door into the

Conservatory

having a brick base and UPVC double-glazed units with French doors leading into the rear garden

Lobby/Snug

used by the current owner as a snug and could also be used as a work from home space. Ceiling light point, radiator, laminate flooring, stairs to the first floor and a UPVC double-glazed window to the front aspect

First Floor Landing

having an airing cupboard housing the central heating boiler. Ceiling light point loft access and a UPVC double-glazed window to the rear aspect

Bedroom One

with a useful fitted wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

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

Bedroom Three

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

Shower Room

being refurbished and having a walk-in shower enclosure with a mains powered fitment, vanity hand wash basin with an illuminated mirror above and a close-coupled WC. Inset ceiling spotlights, tiling to the walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

WC

recently refurbished and having a close-coupled WC. Inset ceiling spotlights, tiling to the walls and floor and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road with a lawn and boundary fencing. The two car driveway leads to the garage via an electric roller door and benefits from light and power

the good-sized rear garden is tiered with paved patio seating areas, lawn and screen fencing. Timber storage shed, useful outside water tap and a personnel door into the garage


AGENTS NOTE

The property does benefit from solar panels which we are advised are leased and have 12 years remaining and were fitted by A Shade Greener

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		91
(69-80) C	78	
(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.









