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1 Newton Avenue, Streethay, Lichfield, WS13 8XD
£725,000

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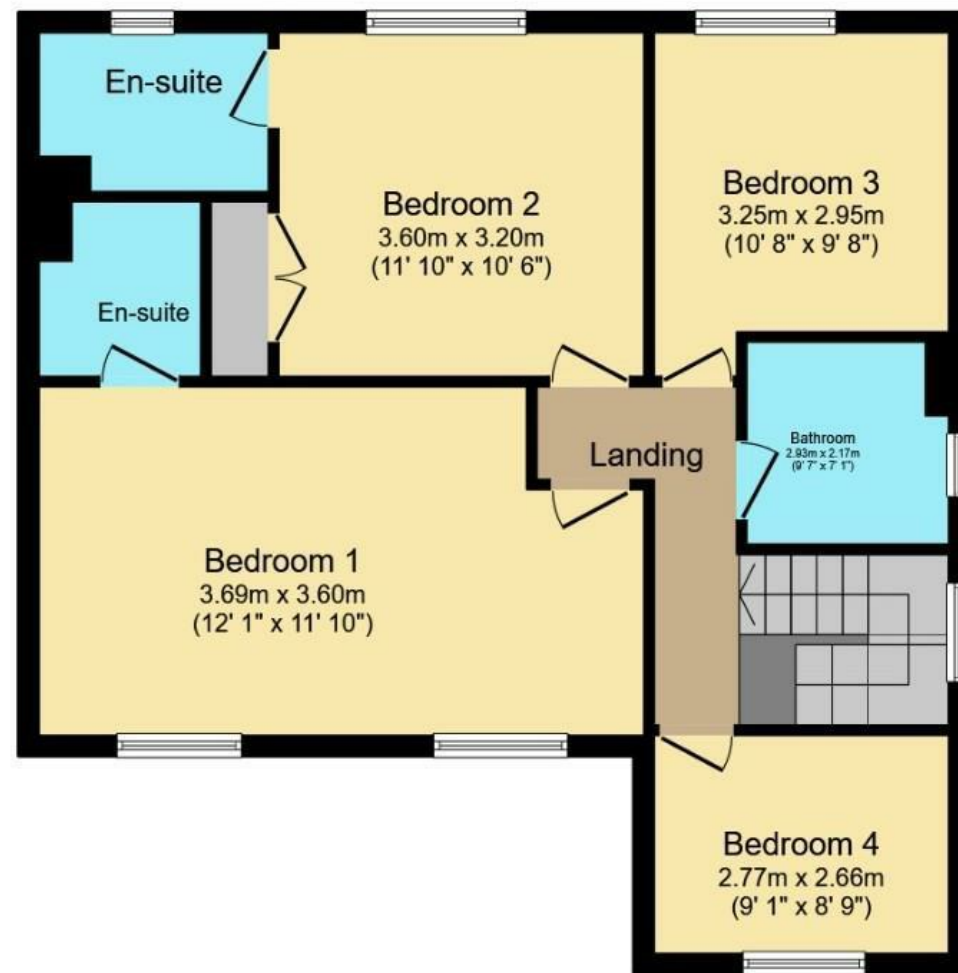
£725,000

this extended and upgraded detached property is located on a popular residential development in Streethay, Lichfield within easy reach of transport links and local amenities. The current sellers have made some fabulous upgrades to the property which sets it apart from others on the development. Benefitting from gas central heating and UPVC double-glazing, the property in brief comprises of; Entrance Hallway, Living Room, Play Room/Snug, Open Plan Living and Dining Kitchen, Utility Room and Guest WC. First Floor Landing, Extensive Master Bedroom with En-suite, Second Bedroom with En-suite, two further Bedrooms and a Family Bathroom. Garden to the front with a DETACHED GARAGE and a professionally landscaped rear garden. EPC rating - D

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Ground Floor



First Floor

Total floor area 161.7 sq.m. (1,741 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 composite front entrance door and having a useful under stairs storage cupboard. Ceiling light point, radiator, wood flooring and stairs leading to the first floor accommodation

Guest WC

having a vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and wood flooring

Living Room

having inset ceiling spotlights and a ceiling light point, two radiators and a UPVC double-glazed bay window to the front aspect

Open Plan Living and Dining Kitchen

reconfigured by the current owners, this perfect family space spans across the back of the property and has a kitchen with dining and living space

the kitchen has a range of wall and base units with roll top work surfaces, co-ordinating breakfast bar and an inset sink with drainer and a chrome mixer tap. Integrated appliances include electric oven, grill, gas hob with stainless steel extractor hood, fridge-freezer, dishwasher and wine fridge. Two ceiling light points, inset ceiling spotlights, floor tiles and a UPVC double-glazed window to the rear.

the dining/living area brings the outside in with the double-glazed bi-fold doors and windows onto the rear garden. There are inset ceiling spotlights, a ceiling light point and a lantern skylight providing plenty of natural light. There are three radiators and under-floor heating in the dining space.

Utility Room

accessed through the kitchen and having co-ordinating base units with roll top work surfaces and an inset sink with a chrome mixer tap. Ceiling light point, integrated washing machine and tumble drier, radiator, floor tiles and a composite door leading into the rear garden

Playroom/Snug

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

First Floor Landing

having a ceiling light point, access to the loft space, radiator and a UPVC double-glazed window to the side aspect

Master Bedroom

having a range of bespoke fitted wardrobes providing an enviable amount of hanging and shelving space. Two ceiling light points, two bedside light points, two radiators and two UPVC double-glazed windows to the front aspect. Door into the

En-suite

with a fully tiled walk-in shower with a mains powered fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Bedroom Two

again with a range of bespoke fitted wardrobes providing storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect. Door into the

En-suite

having a fully tiled walk-in shower cubicle with a mains powered fitment, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Bedroom Three

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

Bedroom Four

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

Family Bathroom

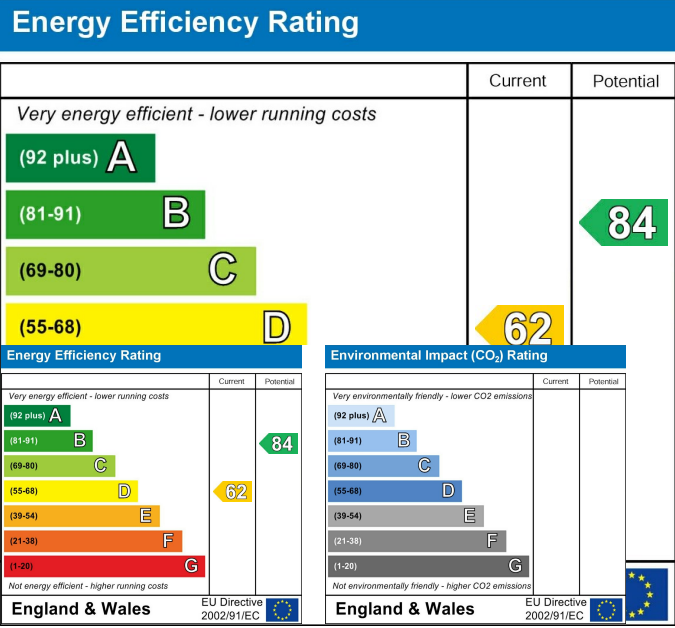
having a panelled bath with overhead mains shower fitment, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road behind a

lawned frontage with shrub beds. There are paved steps and a paved pathway leading to the front entrance door. The tarmacadam driveway to the side of the property provides off-road parking and access to the DETACHED GARAGE having an up and over door with light and power.

the rear garden is professionally landscaped providing the perfect hub for family life. There are raised timber beds well stocked with shrubs and plants, a porcelain patio with co-ordinating raised planters and steps up onto the lawn. The raised porcelain patio is perfect for socialising and Alfresco dining. There is a useful garden shed, external lighting and an outside water tap. A personnel door gives access from the rear garden into the garage and a timber pedestrian gate gives access to the driveway.



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.









