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7 St. Helens Road, Lichfield, WS13 7RG

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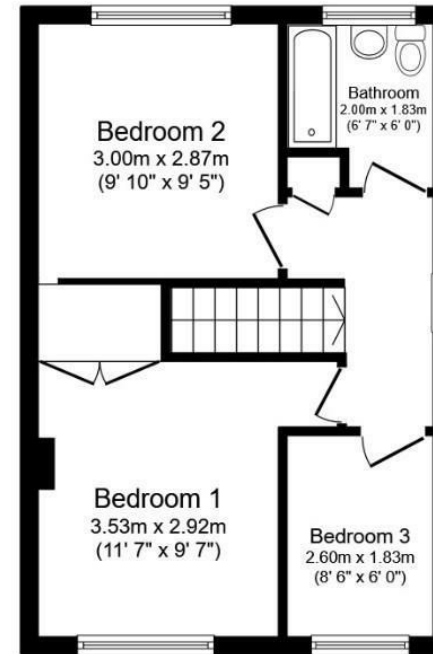
Offers In Excess Of £280,000

This beautiful three bedroomed semi-detached home is situated in a popular residential area of Netherstowe, Lichfield. Fully modernised throughout, this property is perfect for first time buyers and downsizers and benefits from being in close proximity to all local amenities, schools and transport links. Gas Central Heating and UPVC double-glazing. In brief the property comprises of; Entrance Hall, Open plan Kitchen/Dining Room, Living Room, First Floor Landing, Three Bedrooms and a Family Bathroom. Gardens to the Rear, Driveway to the Front and access to the Single Garage. EPC RATING - C

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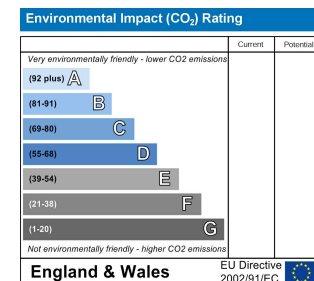
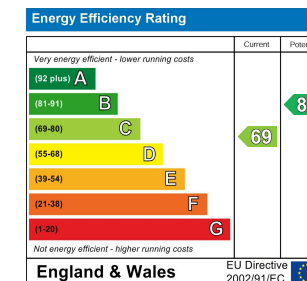
Ground Floor
Floor area 48.8 sq.m. (525 sq.ft.)



First Floor
Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 84.5 sq.m. (910 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 Hall

accessed via a composite front entrance door, having a ceiling light point, radiator, tiled flooring and an under stairs storage cupboard

Open Plan Kitchen

having a range of wall and base units with rolltop work surfaces, part tiling to walls and an acrylic sink and drainer with a chrome mixer tap. Gas hob and extractor fan with an electric oven, space for a free-standing fridge-freezer, spotlights, tiled flooring, and a UPVC double-glazed window to the rear aspect.

Dining Area

having a ceiling light point, radiator, stairs to the first floor landing and UPVC french doors giving access to the rear garden

Living Room

having a feature gas fireplace on a marble hearth and wooden surround. Two ceiling light points, coving, radiator and a UPVC double-glazed bay window to the front aspect

First Floor Landing

having a ceiling light point, access to the loft, a useful storage cupboard and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

having a panelled bath with an electric shower fitment, close-coupled WC and a pedestal handwash basin. Ceiling light point, part tiling to walls, radiator, tiled flooring and a UPVC double-glazed window to the rear aspect

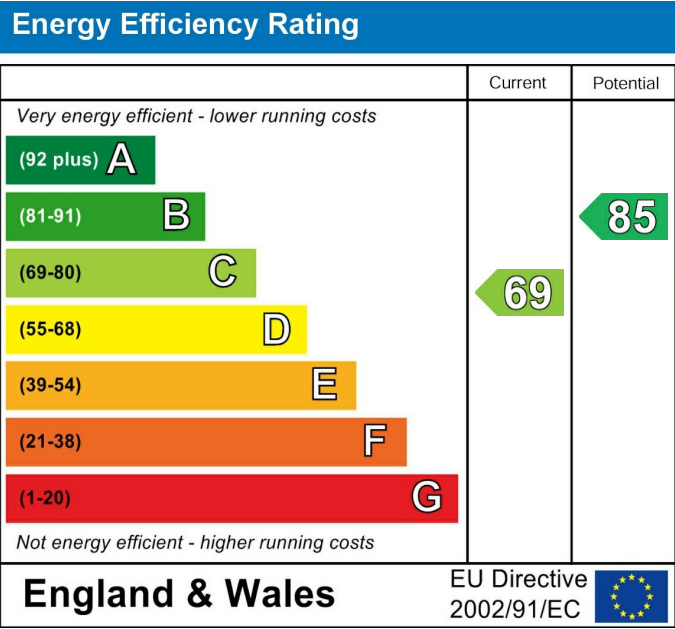
Outside

the front of the property is set back from the road with a block paved driveway for multiple cars. There is access to the SINGLE GARAGE with an electric roller shutter. The single garage has light and power with plumbing for a washing machine and dryer.

The rear landscaped garden has an outside water tap, paved patio seating area, lawn and a timber storage shed and greenhouse.

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.



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.









