



**13 Cornfield Drive, Lichfield, WS14 9UG**

**Offers In Excess Of £260,000**

this lovely two bedrooomed bungalow sits in a nice position on a popular residential development with a well established rear garden and a driveway offering off-road parking. Further benefitting by having NO UPWARD CHAIN and having gas central heating and UPVC double-glazing. The accommodation in brief comprises of; Entrance Porch, Breakfast Kitchen, Living Room, Rear Lobby, Two Bedrooms and a Bathroom. EPC RATING - C

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Total floor area 48.8 sq.m. (525 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 ceiling light point, coir entrance mat and a useful fitted storage cupboard

## **Breakfast Kitchen**

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, fridge and washing machine. Ceiling light point, part tiling to walls, decorative dado rail, wall mounted central heating boiler, radiator, UPVC double-glazed window and a UPVC double-glazed door giving access to the side of the property

## **Living Room**

having a feature granite fireplace with a wood mantle and an inset living flame gas fire. Ceiling light point, radiator and a UPVC double-glazed bow window overlooking the front aspect

## **Rear Lobby**

having a fitted cupboard providing useful storage space. Ceiling light point and access to the insulated and boarded loft

## **Bedroom One**

having a ceiling light point, radiator and UPVC double-glazed French doors onto the rear garden

## **Bedroom Two**

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

## **Bathroom**

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

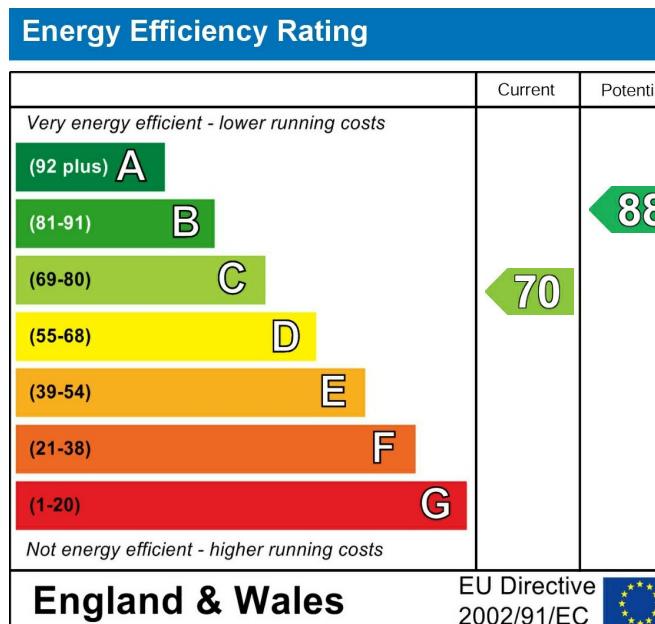
## **Outside**

the front of the property is set back from the road with a block paved driveway providing off-road parking and a further low-maintenance shale area. There are also double timber gates which give access to the side of the property

the established rear garden has a lawn with well-stocked borders, paved patio seating areas and screen fencing. There are two useful timber storage sheds and a wrought iron gate giving access to the side area which has a useful outside water tap, a door into the kitchen and double timber gates out onto the front of the property

## **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.







