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Ivy Gardens

Shenstone, Lichfield, WS14 0LX

Offers Over £315,000



Council Tax: D



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Entrance Hallway

accessed via a composite front entrance door and having a ceiling light point, useful under stairs storage cupboard, radiator, stairs to the first floor and wood effect laminate flooring

Guest WC

having a hand wash basin and a WC housed in a vanity unit with a tiled splashback. Ceiling light point, extractor fan, radiator and wood effect laminate flooring

Living Room

having two ceiling light points, two radiators, wood effect laminate flooring and UPVC double-glazed window and patio doors to the rear garden

Breakfast Kitchen

having a range of fitted wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood and tiled splash back, integrated dishwasher and space for a free standing fridge-freezer. Inset ceiling spotlights, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Utility Area

fitted with base units and an inset stainless steel sink with drainer and a tiled splashback. Ceiling light point and vinyl flooring

First Floor Landing

having a fitted airing cupboard housing the central heating boiler. Ceiling light point and a UPVC double-glazed window to the side aspect

Master Bedroom

having a ceiling light point, loft access, radiator and a UPVC double-glazed window to the rear aspect. Access into the

En-suite

having an enclosure with a mains powered overhead shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator and vinyl flooring

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect. There is also a door to access the family bathroom.

Bedroom Three

benefitting from a fitted wardrobe providing storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a panelled bath with an overhead mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

Outside

the front of the property is set back from the road and has a block paved driveway providing off-road parking. There is also a convenient pedestrian gate for access to the side of the property.

the rear garden has a lawn with a partially walled boundary and a paved patio seating area. There is a

timber storage shed and access to the front of the property.

AGENTS NOTE

The property has solar panels fitted which are owned outright



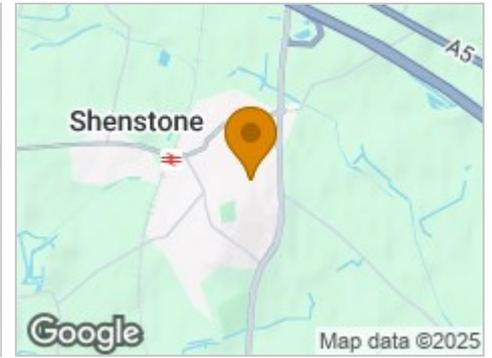
Road Map



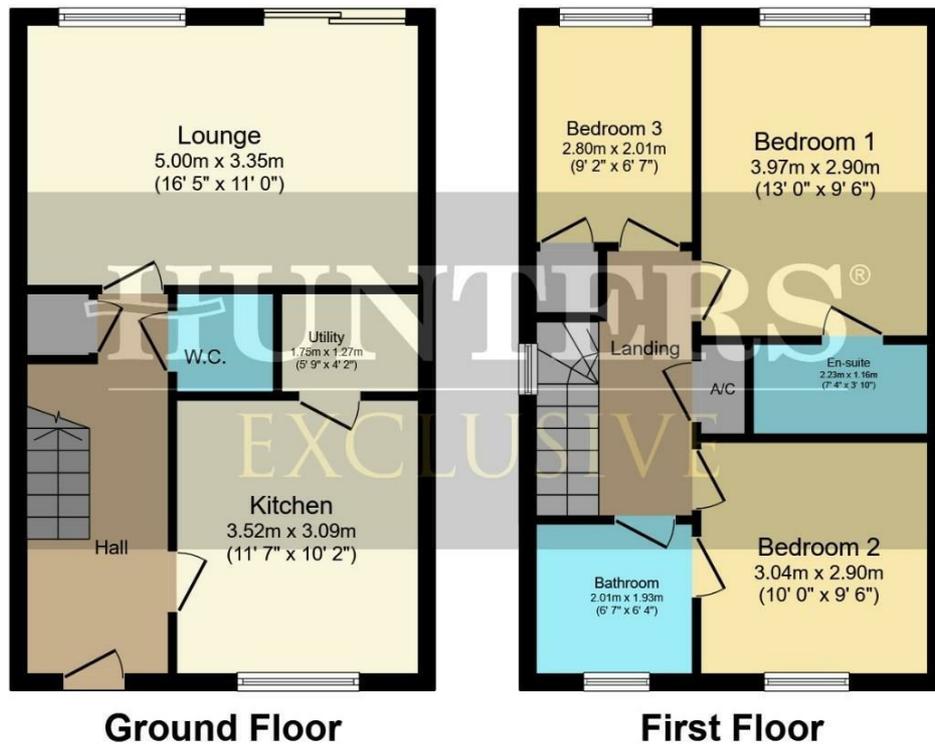
Hybrid Map



Terrain Map



Floor Plan



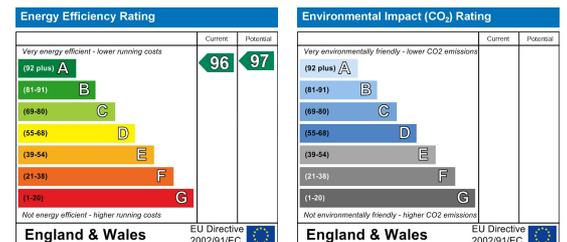
Total floor area 83.4 m² (898 sq.ft.) approx

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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Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.
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