



## 7 Trunkfield Meadow, Lichfield, WS13 8FL

£425,000

this contemporary townhouse offers an incredibly versatile layout spread over four floors which is always popular with families due to its enviable position on the sought after Darwin Park development. Located perfectly for access into the city centre and all local amenities including the transport links by road and rail. The property has been improved and updated by the current owner meaning you can move straight in with nothing more to do than make it your own. Benefitting from gas central heating and UPVC double glazing. The accommodation briefly comprises of; Entrance Hallway, Dining Room opening into the Breakfast Kitchen, Utility Room and Guest WC. First Floor Landing with a Living Room, Bedroom Four and a Family Bathroom. Second Floor Landing, Master Bedroom with En-suite and a further Bedroom and then up again to the third floor having a further Bedroom with En-suite. Garden to front and rear and parking with a SINGLE GARAGE. EPC rating - C

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Total floor area 150.8 sq.m. (1,623 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 UPVC double-glazed front entrance door and having inset ceiling spotlights, radiator, under stairs storage cupboard, tiled floor and stairs to the first floor with a window to the side aspect

**Dining Room**

having a ceiling light point, radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the front aspect. Open access into the

**Breakfast Kitchen**

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink and a half with drainer. Integrated appliances of a double electric oven, gas hob with extractor hood, fridge-freezer, dishwasher and a slimline wine fridge. Inset ceiling spotlights, part tiling to the walls, radiator, laminate wood-effect flooring, two UPVC double-glazed windows overlooking the rear aspect and French doors giving access into the garden. Door into the

**Utility Room**

having wall and base units with a roll top work surface. Appliance space for a washing machine and a tumble drier. Ceiling light point, wall mounted central heating boiler, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the rear aspect. Door into the

**Guest WC**

fitted with a pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator and laminate wood-effect flooring

**First Floor Landing**

having a ceiling light point, radiator and stairs leading to the second floor

**Living Room**

having a feature fire place with an inset gas fire. Ceiling light point, two radiators and two UPVC double-glazed windows overlooking the front aspect

**Bedroom Four**

benefitting from double wardrobes providing ample hanging and storage space. Ceiling light point, radiator, laminate wood-effect flooring and two UPVC double-glazed windows overlooking the rear aspect

**Family Bathroom**

having a panelled bath with a mains powered overhead shower fitment and a vanity unit housing the hand wash basin and WC. Inset ceiling spotlights, extractor fan, part tiling to walls, radiator and tiled flooring

**Second Floor Landing**

having an airing cupboard housing the hot water cylinder. Ceiling light point, radiator, stairs to the Master Bedroom and a UPVC double-glazed window to the side aspect

**Master Bedroom**

with a range of built in wardrobes providing hanging and storage space. Ceiling light point, radiator and two UPVC double-glazed windows overlooking the front aspect. Door into the

**En-suite**

renovated by the current owner and having a fully tiled shower enclosure with a mains powered overhead fitment and a vanity unit housing the hand wash basin and WC. Inset ceiling spotlights, extractor fan, half tiling to walls and tiled floor

**Bedroom Three**

again benefitting from ample fitted storage. Ceiling light point, radiator and two UPVC double-glazed windows overlooking the rear aspect

**Stairs to Bedroom suite**

having a ceiling light point and direct access into the

**Bedroom Two**

benefitting from built in shelving and storage. Ceiling light point, Velux windows to the front and balcony to the rear, radiator and laminate wood-effect flooring. Door into the

**En-suite**

having a vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling spotlight, Velux window to the front aspect and laminate wood-effect flooring

**Outside**

the property is set back from the road behind a shared pedestrian walk way to access the properties. Having a lawn and paved pathway to the covered entrance porch which has a tiled floor. There is also communal access to the side of the

property with a pedestrian gate into the rear garden

the rear garden has a lawn and a paved patio seating area with well established shrubs and a useful outside water tap. The timber pedestrian gate gives access to the front of the property and to the rear where there is a car parking space in front of the SINGLE GARAGE which has power

**AGENTS NOTE**

we are advised by the seller that there is an annual service charge of £125 for the upkeep of the carpark and green spaces

**\*\*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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



















