



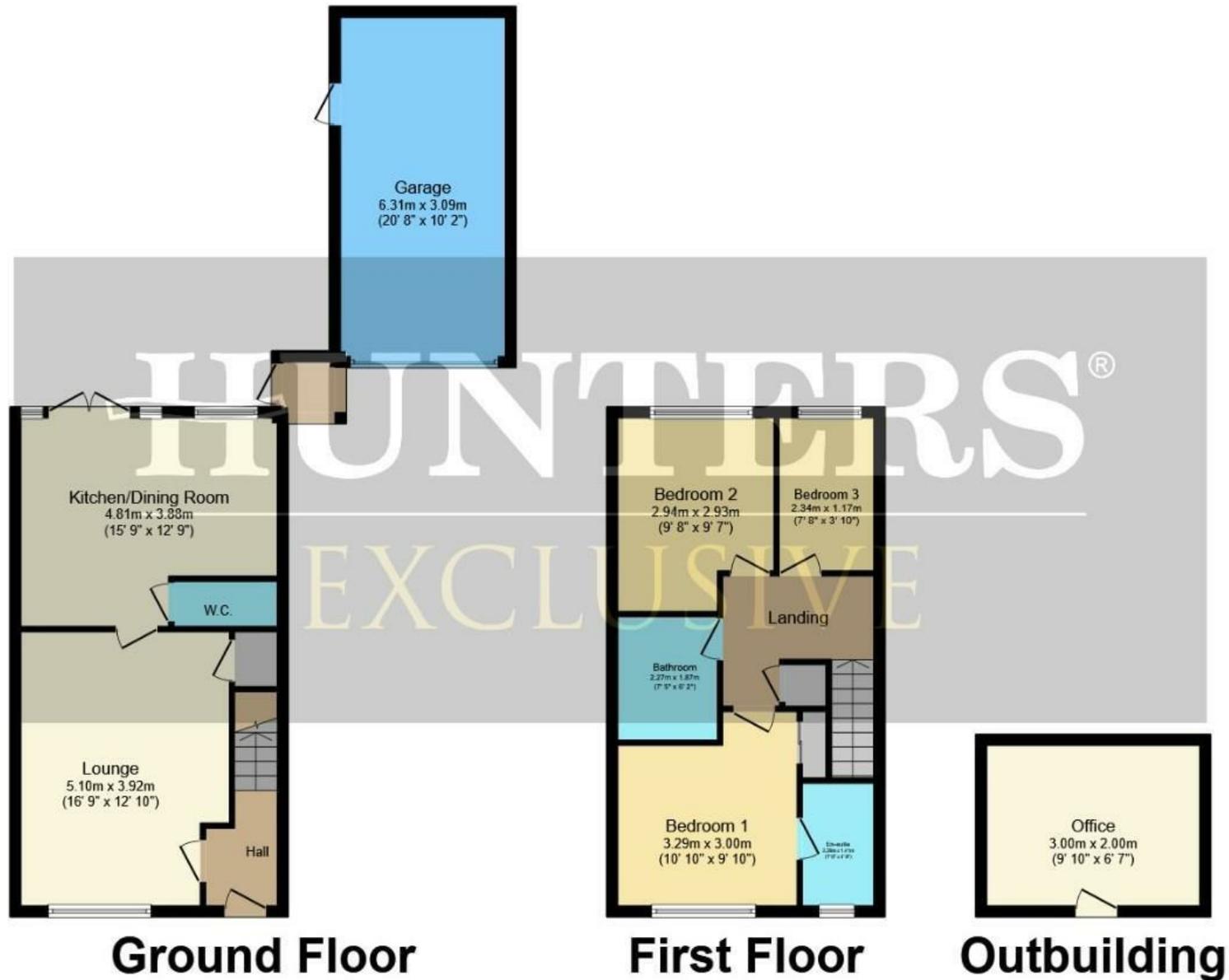
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5 Thompson Way, Streethay, Lichfield, WS13 8GD  
Offers In Excess Of £375,000

## 5 Thompson Way, Streethay, Lichfield, WS13 8GD

### Offers In Excess Of £375,000

this stunning detached family home is located on the popular Streethay development with access to local amenities including a school, shop and eateries. Primely positioned for commuting via the a38 and access into Lichfield City which offers rail links to London and Birmingham. Gas central heating and UPVC double-glazing. The accommodation briefly comprises of; Entrance Hall, Living Room, Dining Kitchen and Guest WC. First Floor Landing, Master Bedroom with En-suite, Two Further Bedrooms and a Family Bathroom. Rear Garden with a Timber Outbuilding currently used as a Home Office. Driveway Parking and a Garage. EPC rating - B



**Ground Floor**

**First Floor**

**Outbuilding**

Total floor area 119.7 sq.m. (1,289 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 ceiling light point, radiator, stairs to the first floor, laminate wood effect flooring and a UPVC double-glazed window to the side aspect. Door into the

### Living Room

having a ceiling light point, radiator, decorative wall panelling, useful under stairs storage cupboard, co-ordinating laminate wood-effect flooring and a UPVC double-glazed window to the front aspect. Door into the

### Dining Kitchen

fitted with a range of base and wall units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven with a gas hob, stainless steel splash back and extractor hood as well as further integrated appliances of a fridge-freezer and a dishwasher. Two ceiling light points, part tiling to the walls, radiator, co-ordinating laminate wood-effect flooring, UPVC double-glazed window and UPVC double-glazed French doors into the rear garden. Door into the

### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Two ceiling spotlights, radiator, co-ordinating laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

### First Floor Landing

having a useful airing cupboard housing the central heating boiler. Ceiling light point, access to the loft space, radiator and a UPVC double-glazed window to the side aspect

### Master Bedroom

benefitting from a fitted wardrobe providing hanging and storage space. Ceiling light point, radiator, Karndean flooring and a UPVC double-glazed window to the front aspect. Door into the

### En-suite

having a fully tiled walk-in shower enclosure with a mains powered overhead fitment, semi pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, Karndean flooring and a UPVC double-glazed window to the front aspect

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

having a panelled bath, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, radiator and laminate wood-effect flooring

### Outside

the front of the property is set back from the road behind the pedestrian pathway and has a lawn, hedge and paved pathway to the canopied front entrance door. To the side of the property is a timber pedestrian gate giving access to the rear garden. There is a tarmac driveway providing off-road parking and leading to the detached single garage via an up and over door and having light and power

the rear garden has a lawn with established shrubs, a paved patio seating area and paved pathway with screen fencing and a useful outside water tap. There is a timber pedestrian gate to the front of the property and a personnel door into the garage.

There is a Scandanavian wood outbuilding used by the current owners as a home office which has an insulated floor and roof, power, internet connection, laminate flooring and a window

### AGENTS NOTE

We are advised by the seller that there is an annual estate maintenance charge of £250.00 for the upkeep of the 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   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>93</b>   |
| (81-91) <b>B</b>                                   | <b>82</b>                  |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.





