

HUNTERS[®]

HERE TO GET *you* THERE



Larkin Avenue

Lichfield, WS13 6UL

Asking Price £410,000



Council Tax: D



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Entrance Hallway

accessed via a composite front entrance door and having a ceiling light point and radiator

Guest WC

having a close-coupled WC and a pedestal hand wash basin. Ceiling light point, extractor fan and radiator

Living Room

having inset ceiling spotlights, radiator, double-glazed window to the side aspect and a double-glazed bay window to the front aspect

Dining Kitchen

having a range of wall and base units, integrated appliances such as dishwasher, electric oven, gas hob, stainless steel cooker hood and fridge/freezer, roll-top work surfaces, stainless steel sink and drainer with mixer tap, double-glazed window with rear facing aspect, ceiling spotlights and radiator.

Conservatory

having a UPVC and double-glazed surround, patio doors providing access to the garden and wall light point.

First Floor Landing

accessed via a hallway between the living room and kitchen/diner and having a ceiling light point and radiator.

Bedroom Three

benefitting from integrated storage and having a double-glazed window with front facing aspect, ceiling spotlights and radiator.

Bedroom Two

benefitting from integrated storage and having a double-glazed window with rear facing aspect, ceiling spotlights and radiator.

Family Bathroom

having a panelled bath with a mixer tap and overhead mains shower with shower screen, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator and an obscure double-glazed window to the rear aspect

Master Bedroom

located on the second floor and accessed via an open staircase, benefitting from integrated storage. Two Velux windows, double-glazed window with front facing aspect, ceiling spotlights, radiator and loft access.

En-suite

having a fully tiled walk in shower with mains powered fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, towel radiator and an obscure double-glazed window.

Outside

The property is set back from the road behind a lawn and shrub frontage. There is a Single Garage and a driveway providing off-road parking and a pathway leading to the front entrance door

The enclosed rear garden has a paved patio and lawn with a wooden pedestrian gate giving access to the front of the property.



Road Map



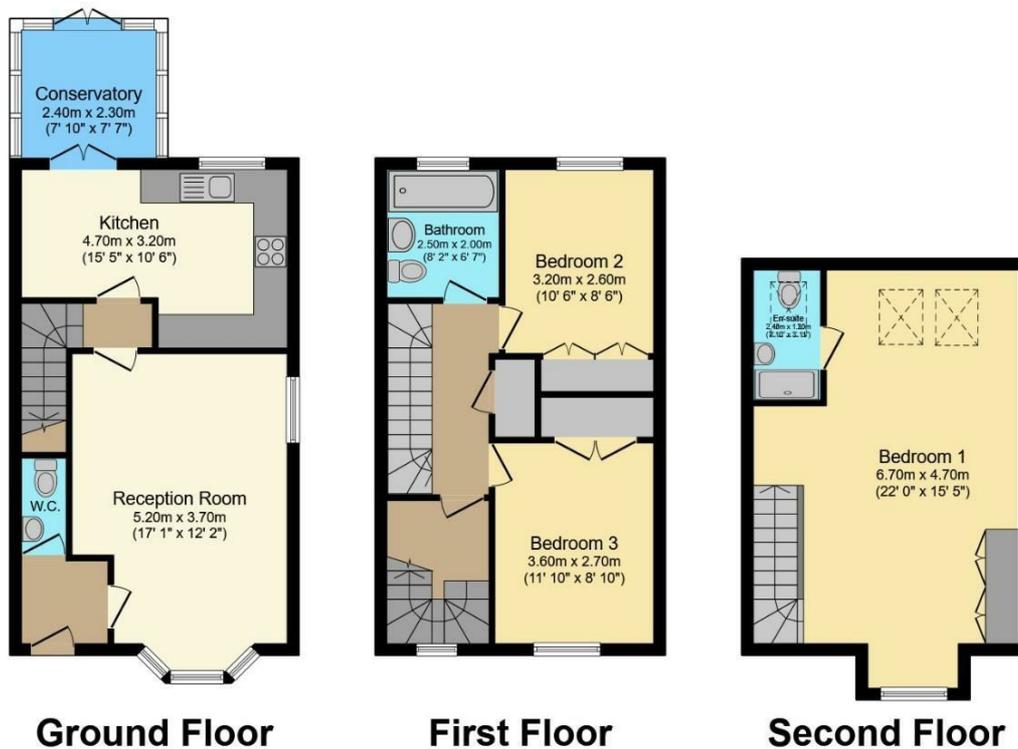
Hybrid Map



Terrain Map



Floor Plan



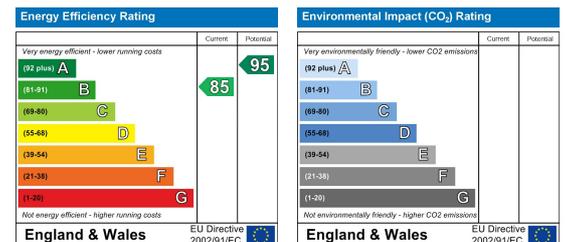
Total floor area 120.3 sq.m. (1,295 sq.ft.) approx

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



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