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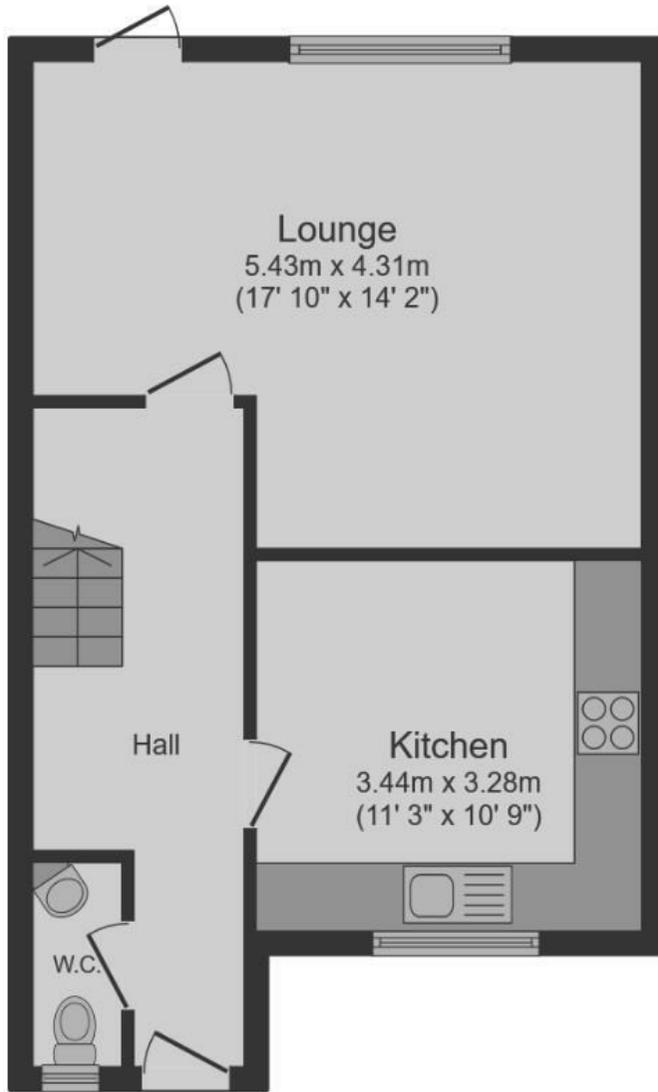
50 Gilbert Road, Lichfield, WS13 6AX  
£240,000

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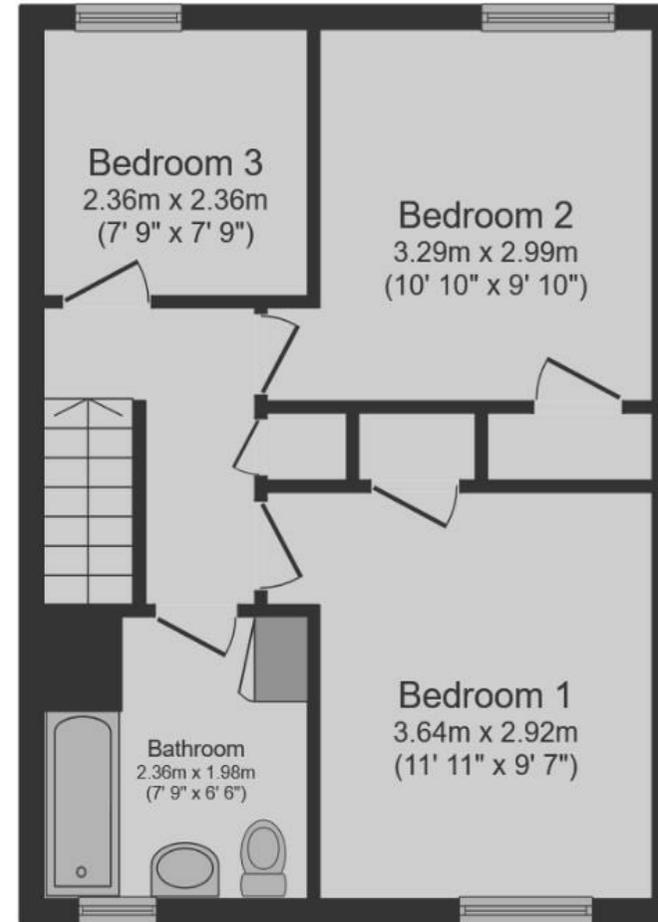
this three bedroomed mid-terrace property is located in a popular residential area of Lichfield. Perfect for first time buyers and is situated within close proximity to local amenities and transport links and has easy access into the City Centre. Gas central heating and UPVC double-glazing. The property in brief comprises of Entrance Hallway, Guest WC, Dining Kitchen, Living Room, First Floor Landing, Three Bedrooms, Family Bathroom, Rear garden and a Single Garage. EPC Rating - D

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### Ground Floor

Floor area 44.0 sq.m. (474 sq.ft.)



### First Floor

Floor area 41.8 sq.m. (450 sq.ft.)

**Total floor area: 85.8 sq.m. (923 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Entrance Hallway

accessed via a UPVC front entrance door and having a ceiling light point, radiator and stairs to the first floor

### Guest WC

having a wall mounted hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

### Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, hob and extractor hood above as well as appliance spaces for a fridge-freezer, washing machine and tumble drier. Inset ceiling spotlights, part tiling to walls, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

### Living Room

having a feature electric fire suite with a wooden hearth and surround. Ceiling light point, two wall light points, laminate wood effect flooring, UPVC double-glazed window and door to the rear garden

### First Floor Landing

having a fitted storage cupboard and a ceiling light point

### Bedroom One

having a fitted wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

having a panelled bath with a mains powered overhead shower fitment, vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, tiling to walls, useful airing cupboard housing the central heating boiler, towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

### Outside

the property is set back from the road with a tarmac frontage, there is currently no dropped kerb to the property but this can be applied for through the local authority. Electric car charging point and there us a single garage which is in a block and is accessed via an up and over door, there is one parking space in front of the garage

the rear garden has a lawn, paved patio seating area and well established shrubs. There is also a useful timber storage shed

### AGENTS NOTE

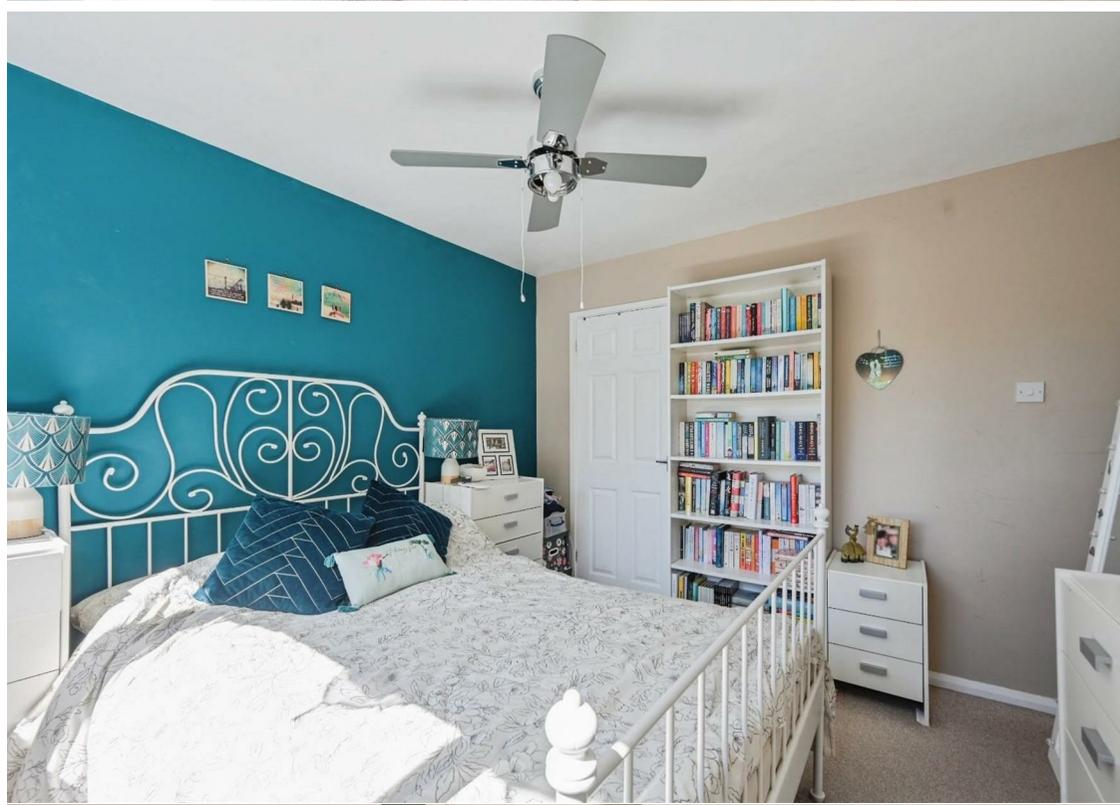
Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</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 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.











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