

# HUNTERS®

HERE TO GET *you* THERE



## Netherstowe Lane

Lichfield, WS13 6AY

Asking Price £245,000



Council Tax: C



# 135 Netherstowe Lane

Lichfield, WS13 6AY

Asking Price £245,000



## ENTRANCE HALL

accessed via a wooden side entrance door. Having under stairs storage, ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and UPVC double glazed window to front aspect

## KITCHEN

Having wall and base units with roll top worksurface with inset stainless steel sink and drainer. Integrated appliances include dishwasher, electric oven, induction hob with extractor. Ceiling light point, single glazed window to side aspect, vinyl flooring and access to further ground floor accommodation

## LOUNGE/DINER

Lounge with open access into diner. Lounge having ornamental fireplace, ceiling light point, two wall lights, UPVC double glazed bow window to front aspect, laminate flooring, opening to rear dining room.

Dining room with ceiling light point, radiator, Laminate flooring, UPVC double glazed window to rear aspect and UPVC external door to rear

## LEAN TO

Having two strip lights, one radiator, roll top work surface with plumbing and space for washing machine and dryer underneath. vinyl flooring and access to guest cloakroom and single garage. Windows to rear and side aspect and external door to rear

## GUEST CLOAKROOM

Having one ceiling light point, low-level WC, vanity wash basin and UPVC double glazed window to rear

## LANDING

Having ceiling light point, access to loft, storage cupboard and UPVC double glazed window to side aspect

## BEDROOM ONE

having ceiling light point, radiator and UPVC double glazed window to front aspect

## BEDROOM TWO

Having ceiling light point, radiator, built in wardrobe and useful storage cupboard housing the combi boiler, UPVC double glazed window to rear aspect

## BEDROOM THREE

Having ceiling light point, radiator, built in storage cupboard and UPVC double glazed window to side aspect

## FAMILY BATHROOM

Having ceiling bath with electric shower, pedestal wash basin and low-level wc. Ceiling light point, radiator, tiling to walls, radiator and obscured window to rear aspect

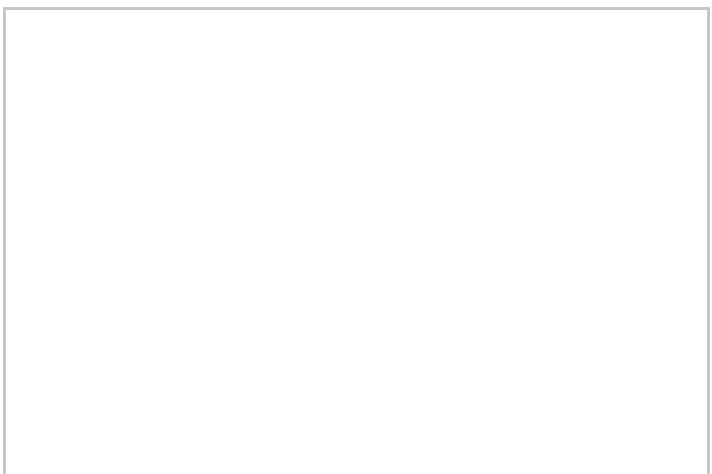
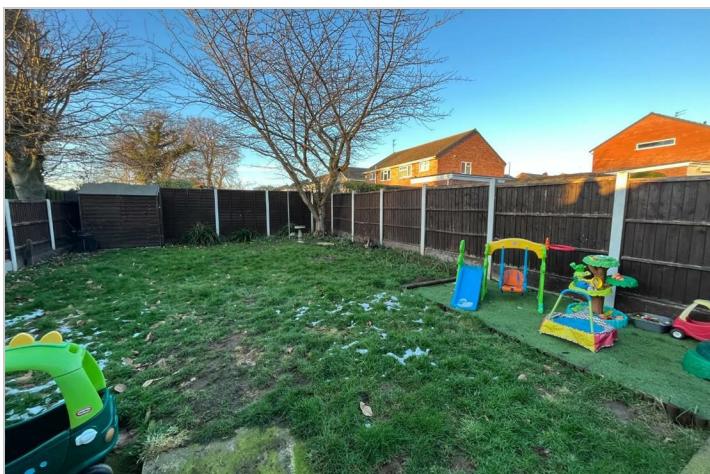
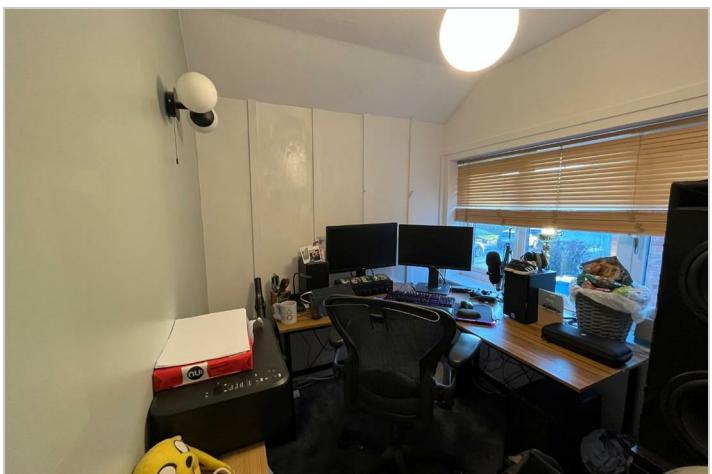
## GARAGE

having up and over garage door, internal door and skylight

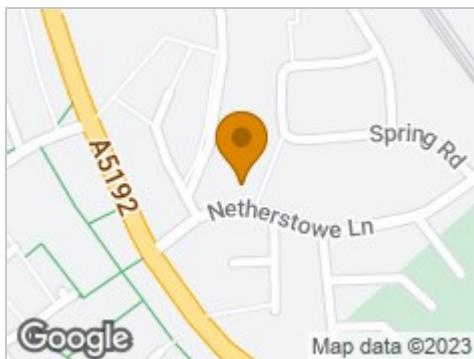
## OUTSIDE

the front of the property is set back from the road driveway leading to the front entrance door. Lawns with part shrub boarder and access to the SINGLE GARAGE

the fully enclosed rear garden has a paved patio and lawn.



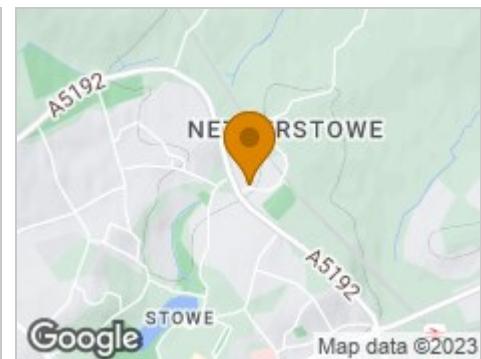
## Road Map



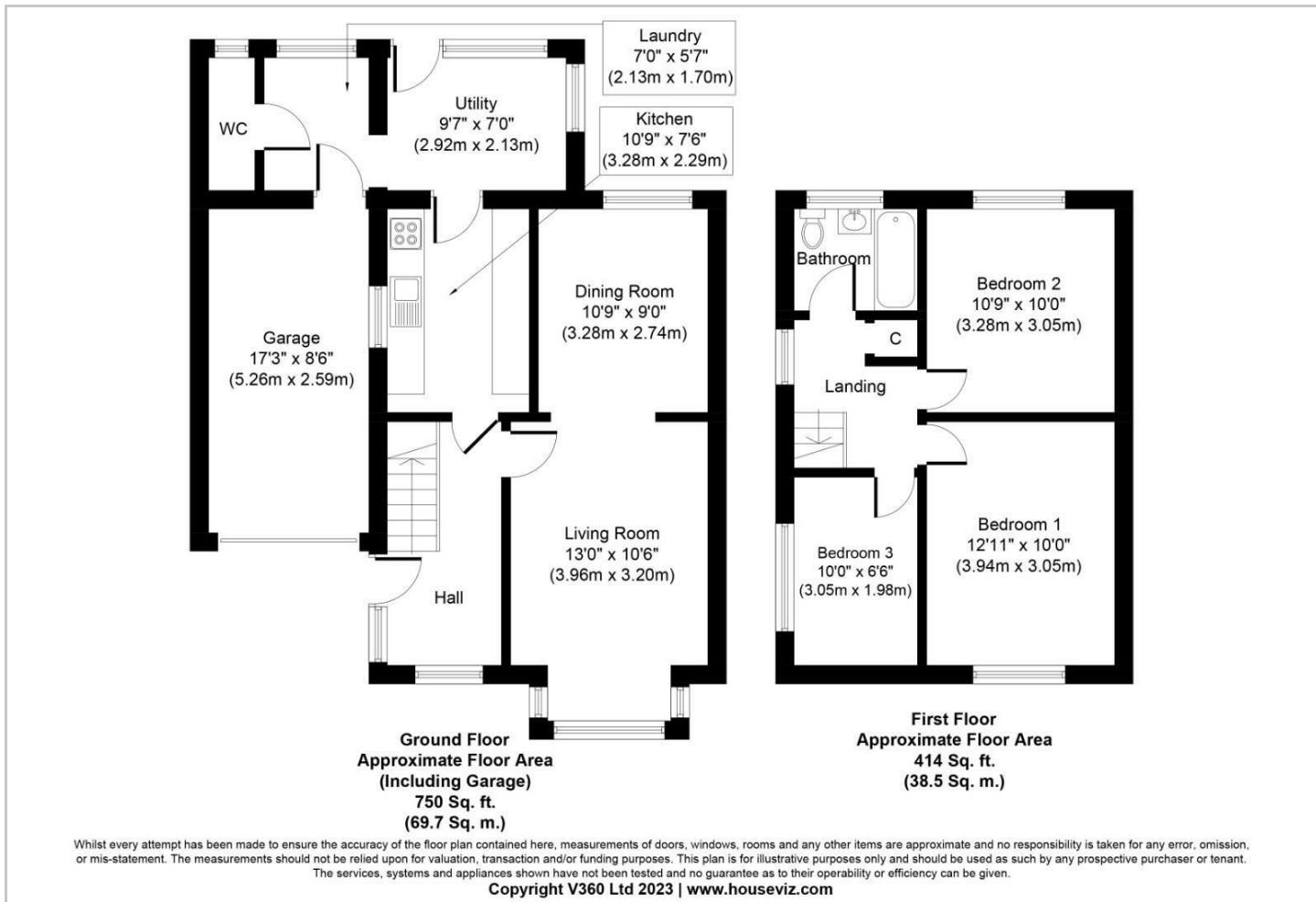
## Hybrid Map



## Terrain Map



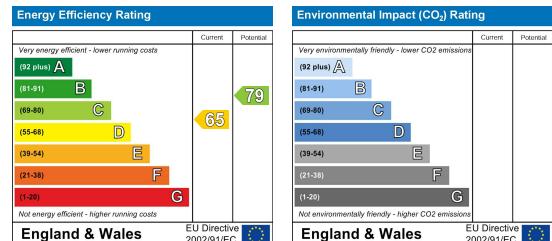
## Floor Plan



## 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. **THINKING OF SELLING?** 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.