

# HUNTERS®

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## Parnell Avenue

Lichfield, WS13 6NX

Offers In Excess Of £400,000



Council Tax: D





# 41 Parnell Avenue

Lichfield, WS13 6NX

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## Entrance Hallway

accessed via the composite front entrance door and having a ceiling light point, radiator, laminate flooring and stairs leading to the first floor

## Guest Cloakroom

having a pedestal hand wash basin with a tiled splashback and a close-coupled WC. Ceiling light point, radiator, tiled floor and a UPVC double-glazed window to the side aspect

## Living Room

extended by the current sellers and having inset ceiling spotlights, ceiling light point, two Velux windows, radiator, laminate flooring, three UPVC double-glazed windows to the side aspect with Venetian blinds and bi-fold doors to the rear garden

## Dining Kitchen

fitted with a range of wall and base units with roll top work surfaces and a stainless steel sink with drainer. Integrated appliances include an oven, microwave with a warming drawer, induction hob with extractor hood, fridge-freezer, dishwasher and washing machine. Inset ceiling spotlights, ceiling light point, radiator, under stairs storage cupboard, wood effect laminate and tiled flooring, UPVC double-glazed bay window to the front aspect and UPVC double-glazed window with Venetian blinds and French doors into the rear garden

## First Floor Landing

having a useful airing cupboard housing the hot water cylinder. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect

## Master Bedroom

with a range of built in wardrobes providing hanging and storage space. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect. Door into the

## En-suite

having a fully tiled cubicle with an overhead mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, radiator and a UPVC double-glazed window to the rear aspect

## Bedroom Two

again benefitting from bespoke fitted wardrobes to provide storage space. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

## Bedroom Three

again with bespoke fitted wardrobes. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

## Family Bathroom

comprising of a panelled bath with a mains powered overhead shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

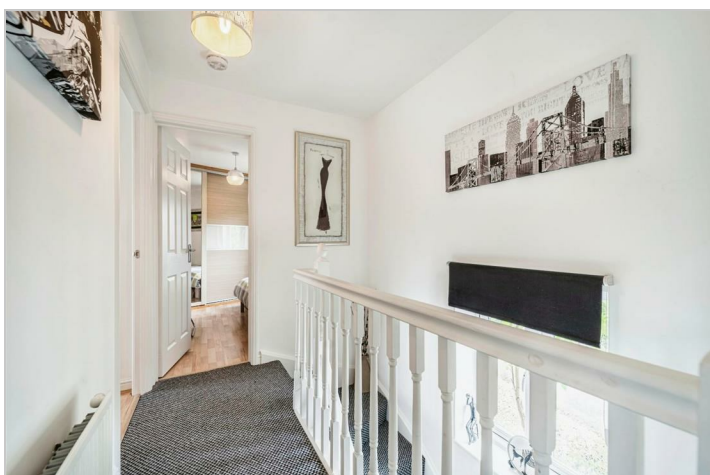
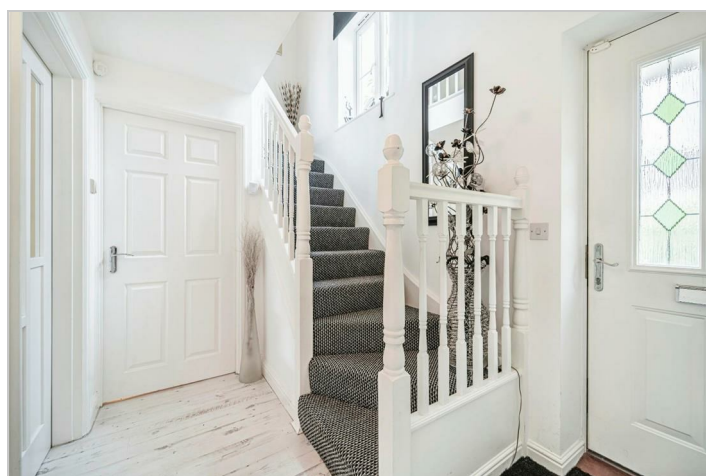
## Outside

the front of the property is set back from the road and is accessed via a shared driveway. There is a tarmac driveway providing off-road parking which in turn leads to the GARAGE. There is a pathway to the front entrance door and a pebbled

Tel: 01543 419000

frontage.

the fully enclosed rear garden has a lawn with well established shrubs and hedges, there is a decked seating area, screen fencing and a timber pedestrian gate which gives access to the front of the property



Road Map



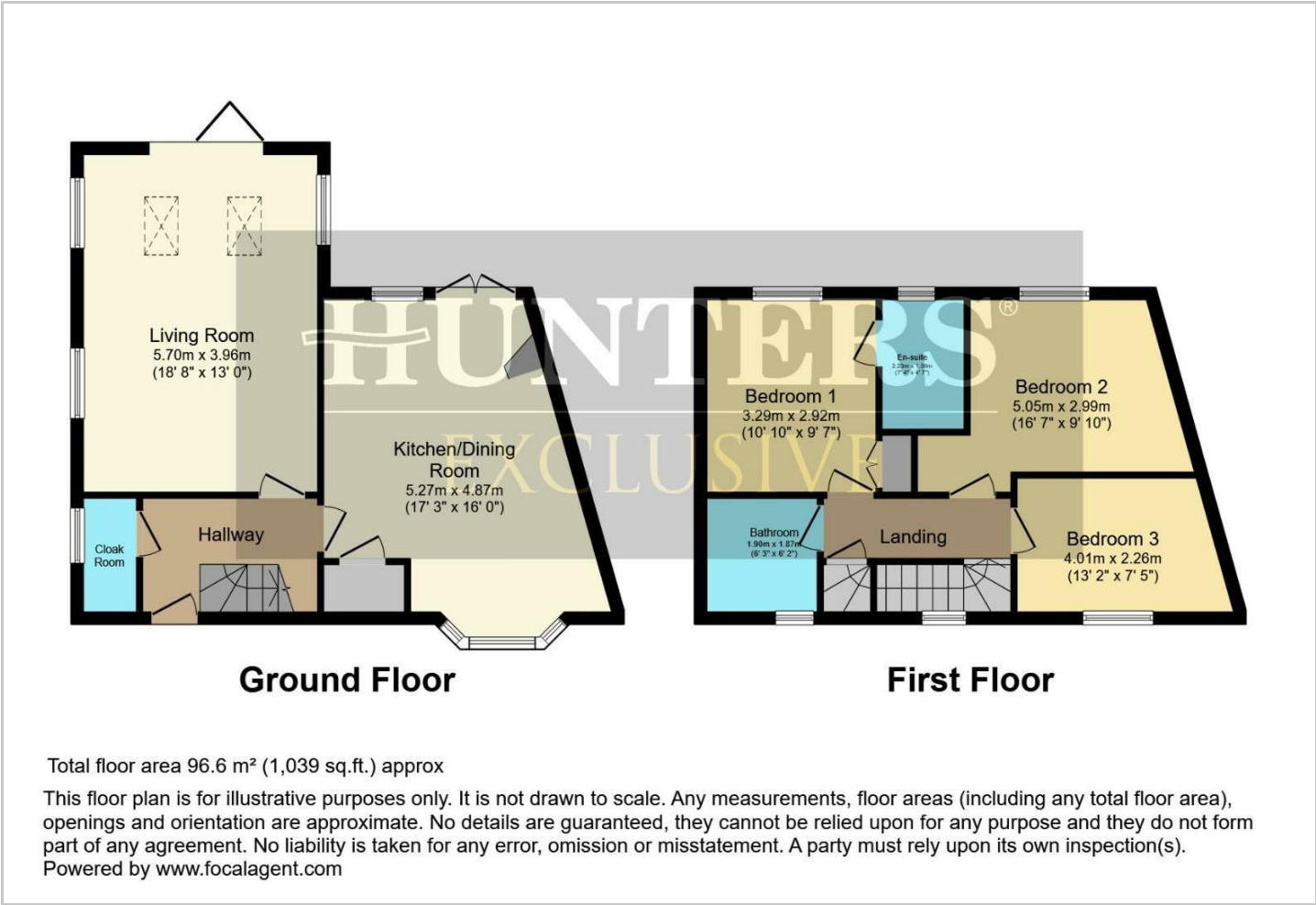
Hybrid Map



Terrain Map



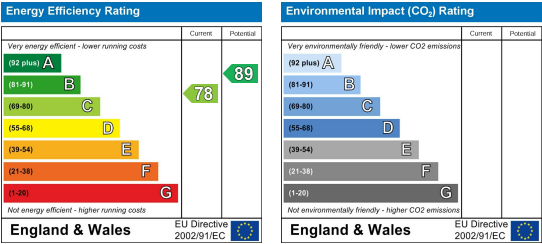
Floor Plan



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.