



## 2 Melrose Cottages Walsall Road, Muckley Corner, Lichfield, WS14 0BN

£260,000

this delightful two bedroomed cottage dating back to 1883 has been updated by the current owner and is perfect for first time buyers. Offered for sale with NO CHAIN and being positioned perfectly for access to Lichfield, Burntwood, Cannock and Walsall. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Living Room, Cellar, Kitchen and ground floor Shower Room. First Floor Landing and Two Bedrooms. Driveway to the front and a generous garden with brick outbuilding to the rear garden with open views. EPC RATING - D

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Total floor area 61.9 sq.m. (667 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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### Living Room

accessed via the UPVC double-glazed front entrance door and having a feature decorative fireplace with mantle and hearth. Two ceiling light points, two radiators, laminate wood-effect flooring, UPVC double-glazed windows to the front and rear aspects and a door down to the

### Cellar

having ceiling and wall light points

### Kitchen

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink and drainer. Electric oven, induction hob and extractor fan, space for a free standing fridge-freezer and space with plumbing for a washing machine. Two ceiling light points, loft space access, radiator, cupboard housing the central heating boiler, laminate wood-effect flooring, two UPVC double-glazed windows to the side aspect and a wooden door giving access to the rear garden

### Shower Room

having a walk-in shower enclosure with a mains powered over head fitment, pedestal hand wash basin and a low-level WC. Ceiling light point, aqua panelling to walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the side aspect

### First Floor Landing

having a ceiling light point and access to the bedrooms

### Bedroom One

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

### Bedroom Two

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

### Outside

the front of the property is set back from the road with a concrete driveway providing off road parking

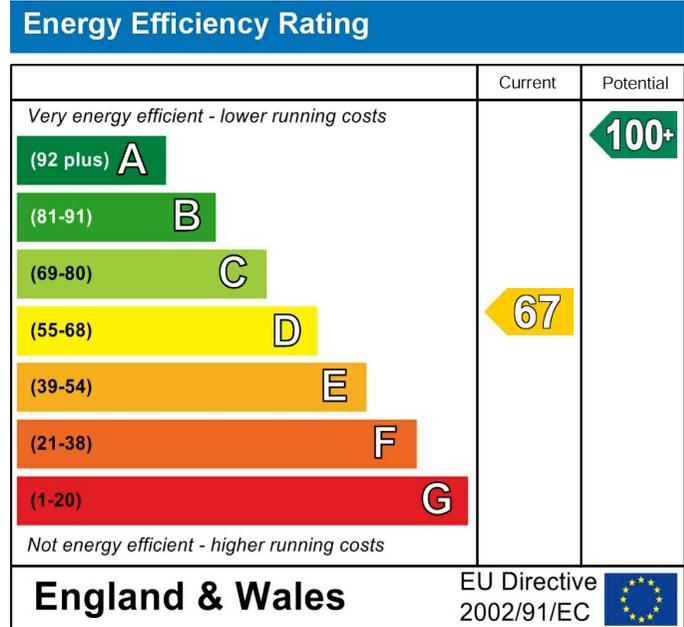
the rear of the property benefits from a generous garden with lawn, well established trees and hedges, paved patio seating area and a paved pathway. There is screen fencing, a useful outside water tap and a timber pedestrian gate giving access to the side (this is via a right of access over the neighbouring property).

There is also a brick outbuilding providing storage which is accessed via a timber stable door and has light, power and windows to the rear and side

### 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.\*\*

We are duty bound to disclose that the property is located on the A461 dual carriageway



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.

