

HUNTERS®

HERE TO GET *you* THERE



Marsh Lane

Lichfield, WS14 9EH

£575,000



Council Tax: F



Berry Hill Cottage Marsh Lane

Lichfield, WS14 9EH

£575,000



Entrance

via the covered UPVC double-glazed entrance door into the

Hallway

a large L shaped hallway having three ceiling light points, loft access, coving, under stairs storage cupboard and return flight staircase leading to first floor accommodation

Living Room

having a feature exposed brick wall and a marble hearth suitable to fit a gas fire. Two ceiling light points with decorative ceiling roses, coving, two radiators, duel aspect UPVC double-glazed windows to the rear and side elevations and UPVC double-glazed french doors leading into the rear garden

Guest WC

having a hand wash basin with tiled splashback and close-coupled WC. Ceiling light point and UPVC double-glazed window to front aspect.

Dining Room

having a feature tiled fireplace. Ceiling light point, wood panelling to walls, two wall light points, radiator, duel aspect UPVC double-glazed windows to front and side elevations and open access to

Kitchen

having a range of wall and base units with roll top work surfaces. Inset stainless steel sink and drainer. Appliance spaces. Inset ceiling spotlights, mock beams to ceiling, radiator, duel aspect UPVC double-glazed windows to front and side elevations and archway with step leading into the

Utility Room

having cupboard space and stainless steel sink with drainer. Ceiling light point, radiator, wall mounted boiler, water tank, tiled floor, UPVC double-glazed window to side aspect and a door leading to the

Rear Hallway

having a ceiling light point, tiled floor, door into the garage and a door into the separate WC with an additional ceiling light point and tiled floor

First Floor Landing

approached via the return flight staircase, the landing is L shaped to mirror the ground floor hallway. Three ceiling light points, loft access, two radiators, duel aspect UPVC double-glazed windows.

Master Bedroom

having a range of fitted wardrobes. Ceiling light point, coving, radiator and duel aspect UPVC double-glazed windows to rear and side elevations.

En-Suite

having a panelled bath, pedestal hand wash basin and close-coupled WC. Ceiling light point, radiator, extractor fan, part tiling to walls and UPVC double-glazed fan light window to the rear aspect

Bedroom Two

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

Bedroom Three

having a ceiling light point, radiator and UPVC double-glazed window to the side elevation

Bedroom Four

having restricted head height.

Ceiling light point, exposed beams to ceiling, radiator and duel aspect UPVC double-glazed windows to front and side elevations

Bathroom

again with restricted head height.

having a feature cast iron fireplace with marble hearth and stone mantle. Panelled bath, pedestal hand wash basin and close-coupled WC. Ceiling light point, mock beams, radiator and UPVC double-glazed window to side aspect.

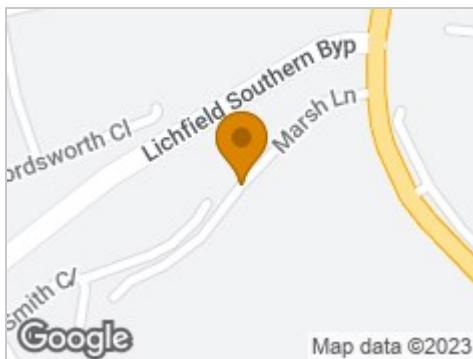
Outside

The front of the property is set back from the lane with stoned driveway, gardens and mature shrubs and trees. Step up to the covered porch leading to the front entrance door.

The rear and side of the property are lawned with mature trees and shrubs. In the rear garden there is access to the double garage and separate outbuilding. There is also an unused well. Pedestrian gate leading round to the front.



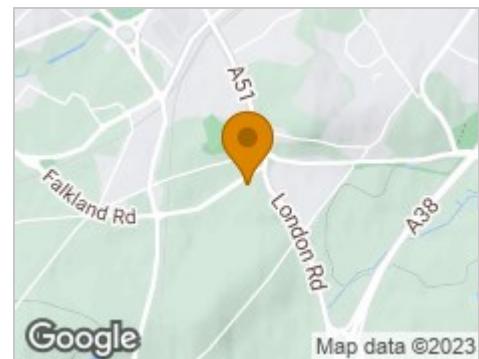
Road Map



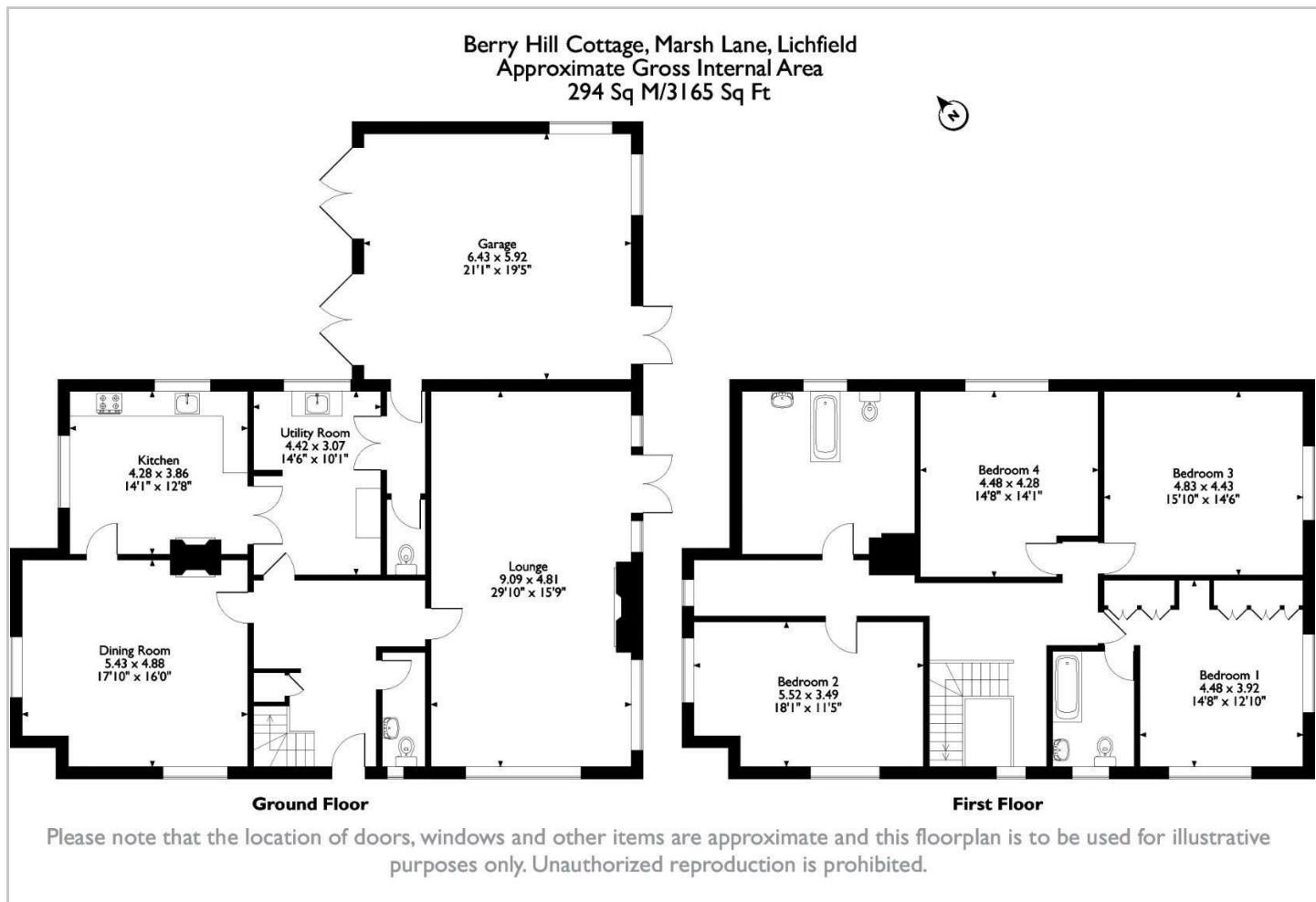
Hybrid Map



Terrain Map



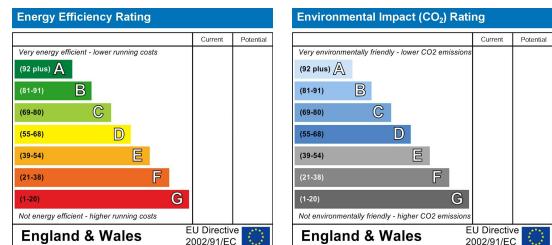
Floor Plan



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.