

HUNTERS[®]

HERE TO GET *you* THERE



Darnford View

Lichfield, WS13 6SX

£275,000



Council Tax: B



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Entrance Porch

accessed via a UPVC double-glazed front entrance door and having a wall light point, laminate flooring, UPVC double-glazed window to the front aspect and a timber door into the

Dining Kitchen

fitted with base units, roll top work surfaces with coordinating upstands and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, space for a fridge-freezer and further space with plumbing for a washing machine. Two ceiling light points, under stairs pantry, tiled flooring, UPVC double-glazed window to the rear aspect and a double-glazed door leading into the rear garden

Living Room

accessed from the kitchen and having two ceiling light points, radiator, laminate flooring, door into the snug and a UPVC double-glazed window overlooking the front aspect. Door into the

Conservatory

having a brick base and UPVC double-glazed units with French doors leading into the rear garden

Lobby/Snug

used by the current owner as a snug and could also be used as a work from home space.

Ceiling light point, radiator, laminate flooring, stairs to the first floor and a UPVC double-glazed window to the front aspect

First Floor Landing

having an airing cupboard housing the central heating boiler. Ceiling light point loft access and a UPVC double-glazed window to the rear aspect

Bedroom One

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

Bedroom Two

benefitting from a fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three

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

Shower Room

being refurbished and having a walk-in shower enclosure with a mains powered fitment, vanity hand wash basin with an illuminated mirror above and a close-coupled WC. Inset ceiling spotlights, tiling to the walls, towel radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

WC

recently refurbished and having a close-coupled WC. Inset ceiling spotlights, tiling to the walls and floor and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road with a lawn and boundary fencing. The two car driveway leads to the garage via an electric roller door and benefits from light and power

the good-sized rear garden is tiered with paved patio seating areas, lawn and screen fencing. Timber storage shed, useful outside water tap and a personnel door into the garage

Tel: 01543 419000

AGENTS NOTE

The property does benefit from solar panels which we are advised are leased and have 12 years remaining and were fitted by A Shade Greener

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



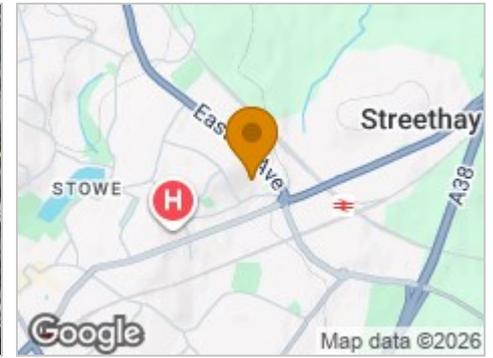
Road Map



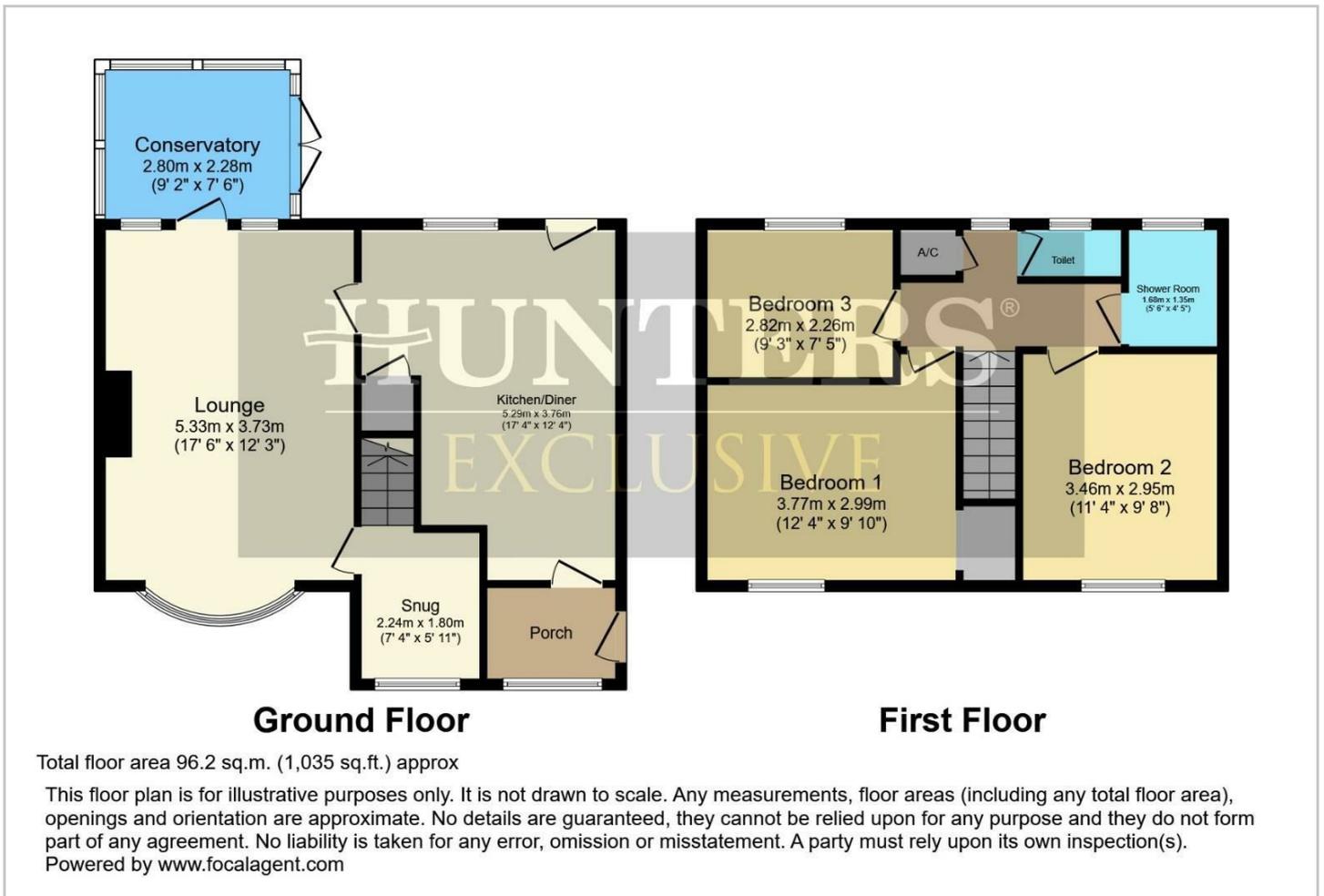
Hybrid Map



Terrain Map



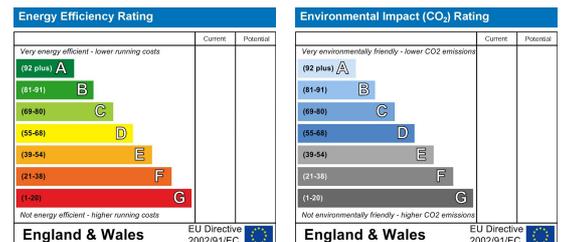
Floor Plan



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.