



3 Rykneld Street, Lichfield, WS13 8PJ  
£285,000

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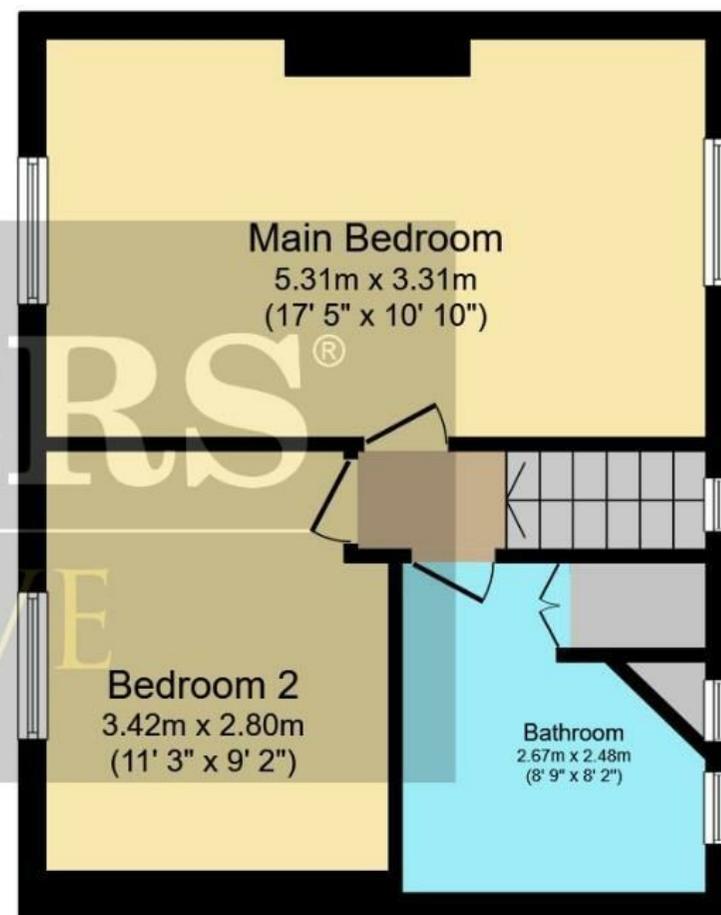
£285,000

this well presented two-bedroomed semi detached property sits just off of Fradley Lane on the outskirts of Lichfield. Perfect for first time buyers and commuters, situated in a perfect position for transport links via the A38 and M6 to Birmingham, Derby and Lichfield. In brief, the property comprises of; Entrance Hallway, Breakfast Kitchen, Utility, Shower Room, Dining Room, Living Room, First Floor Landing, Two Bedrooms and a Bathroom. Garden to the Rear, Single Garage and Driveway Parking. EPC RATING - D

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**Ground Floor**



**First Floor**

Total floor area 94.5 sq.m. (1,017 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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### Hallway

accessed via a UPVC double-glazed door and having a ceiling light point, radiator, stairs to the first floor with storage space underneath and a UPVC double-glazed window to the front aspect

### Living Room

having a feature brick fireplace with an electric fire. Ceiling light point, radiator and a UPVC triple-glazed window to the front aspect. Sliding door into the

### Dining Room

accessed via internal sliding doors and having a ceiling light point, radiator, window overlooking the kitchen and UPVC double-glazed French doors onto the rear garden

### Breakfast Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Space for an electric cooker and space for a free-standing fridge-freezer. Ceiling light point, radiator and two UPVC double-glazed windows to the side aspect

### Utility

having space with plumbing for a washing machine. Ceiling light point, vinyl flooring and a UPVC double-glazed door into the rear garden

### Shower Room

having a walk-in shower enclosure with an electric fitment and a close-coupled WC. Ceiling light point, laminate flooring and UPVC double-glazed windows to the rear and side aspects

### First Floor Landing

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

### Bedroom One

having a range of fitted furniture providing ample hanging and storage space. Ceiling light point, radiator.

UPVC double-glazed window to the rear aspect and a UPVC triple-glazed window to the front

### Bedroom Two

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

### Bathroom

having a panelled bath with an over head electric shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, radiator, airing cupboard housing the hot water tank and a UPVC double-glazed window to the front aspect

### Outside

#### AGENTS NOTE

THE PROPERTY RUNS ON A SEPTIC TANK and OIL fired central heating

The property runs alongside the a38

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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.





