

HUNTERS[®]

HERE TO GET *you* THERE



Harrington Walk

Lichfield, WS13 7UY

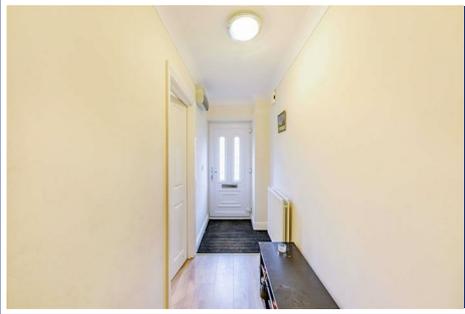
£345,000



40 Harrington Walk

Lichfield, WS13 7UY

£345,000



Entrance Hall

0'0" x 0'0" (0 x 0)

ENTRANCE HALLWAY having uPVC double glazed front entrance door, central heating radiator, wood effect laminate flooring, stairway to first floor, useful under stairs storage cupboard and doors giving access to

Cloakroom

0'0" x 0'0" (0 x 0)

GUEST CLOAKROOM fitted with a white suite to incorporate a low level flush WC, pedestal wash hand basin with tiled splash back, central heating radiator, extractor fan and inset ceiling spotlights.

Kitchen

7'11" x 11'4" (2.41 x 3.45)

fitted with a range of matching base drawer and wall mounted units, round edged laminate work surfaces incorporating one and a half bowl stainless steel sink top and drainer with mixer tap attachment, 4 ring gas hob with extractor hood over, integrated electric oven, space for fridge/freezer, space and plumbing for dishwasher, tiled splash backs, laminate flooring, cupboard containing the central heating boiler, uPVC double glazed front window and inset ceiling spotlights.

Lounge/ Diner

16'6" x 20'10" (5.03 x 6.35)

having uPVC double glazed windows to the rear elevation, uPVC double glazed French doors to the rear garden, three central heating radiators, living flame gas fire set against a feature fire surround and coved ceiling.

Bedroom 1

11'1" x 13'4" (3.38 x 4.06)

having uPVC double glazed rear window, central heating radiator, built in double wardrobes with hanging rail and shelving and door giving access through to EN SUITE fitted with a modern white suite to incorporate fully tiled shower cubicle with 'Mira' electric shower over, pedestal wash hand basin with tiled splash back, low level flush WC, central heating radiator, uPVC double glazed rear window and inset ceiling spotlights.

Bedroom 2

10'4" x 11'3" (3.14 x 3.44)

having uPVC double glazed front window, central heating radiator, built in double and single wardrobes and ceiling hatch giving access to roof space.

Bedroom 3

6'9" x 11'7" (2.07 x 3.54)

Having uPVC double glazed front window, central heating radiator.

Family Bathroom

0'0" x 0'0" (0 x 0)

fitted with a modern white suite to incorporate a panel bath with mixer tap shower attachment, low level flush WC, pedestal wash hand basin, tiled splash backs, central heating radiator, extractor fan and a uPVC double glazed front window.

Second Floor

0'0" x 0'0" (0 x 0)

ON THE SECOND FLOOR Stairs from the first floor landing lead to the second floor LANDING which has a ceiling hatch giving access to the roof space, airing cupboard containing the hot water cylinder and doors off to

Bedroom 4

10'1" x 12'5" (3.08 x 3.78)

having uPVC double glazed rear window and central heating radiator.

Bedroom 5

10'11" x 12'4" (3.33 x 3.76)

having a uPVC double glazed front window and central heating radiator.

Second Floor WC

0'0" x 0'0" (0 x 0)

SECOND FLOOR WC fitted with a white suite to incorporate a low level flush WC, wash hand basin with tiled splash back and central heating radiator.

Garage

7'9" x 17'4" (2.36 x 5.28)

having up and over entrance door to the front elevation, light and power points and a utility area to the rear which has a work surface, wall mounted units and space and plumbing for a washing machine and tumble dryer.

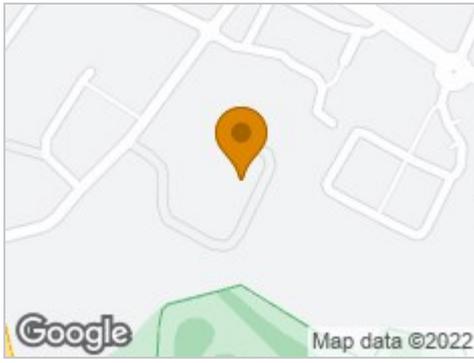
Rear Garden

0'0" x 0'0" (0 x 0)

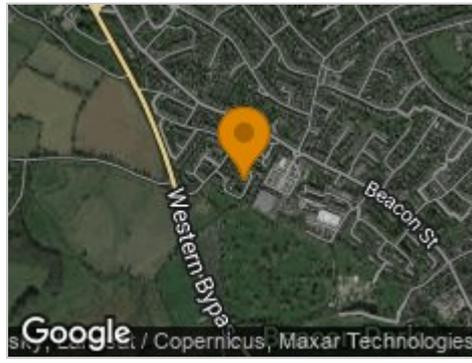
Enclosed by a fenced boundary is a low maintenance rear garden with a decked area, paved seating area and gravelled borders with a range of bushes and shrubs.



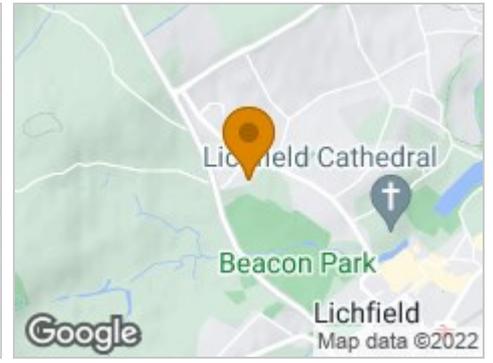
Road Map



Hybrid Map

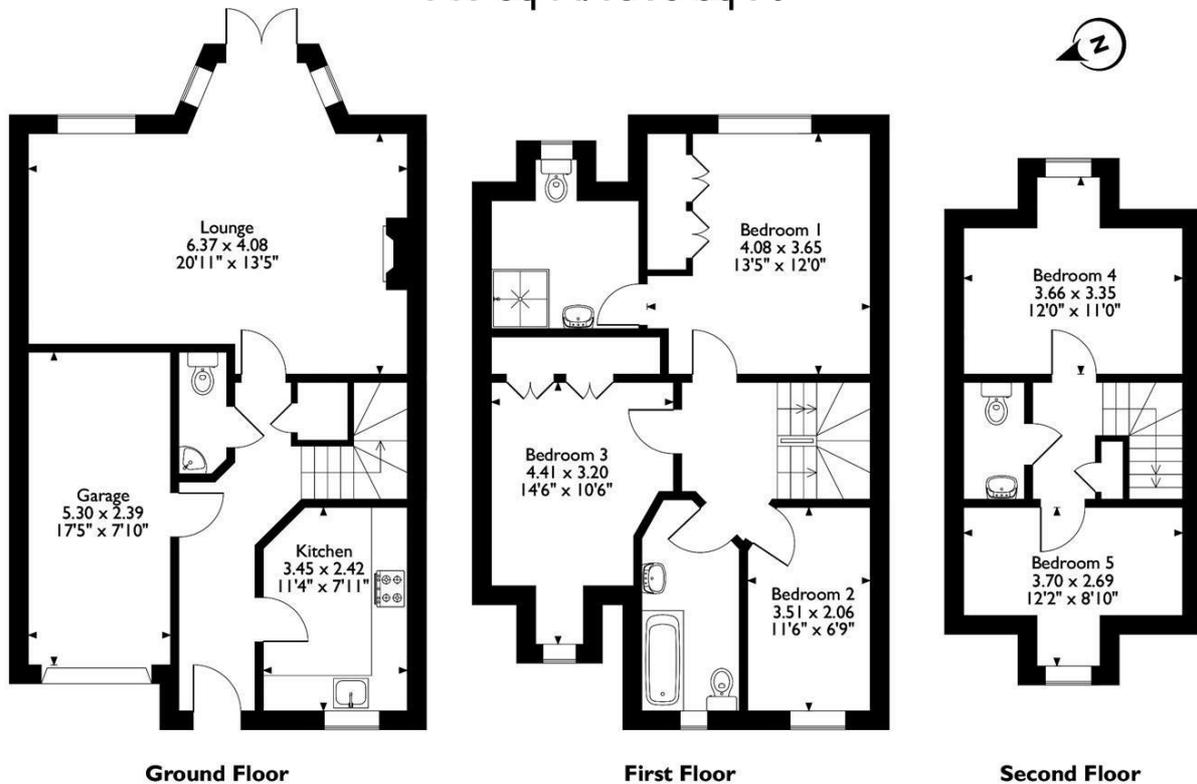


Terrain Map



Floor Plan

40 Harrington Walk, Lichfield Approximate Gross Internal Area 141 Sq M / 1518 Sq Ft

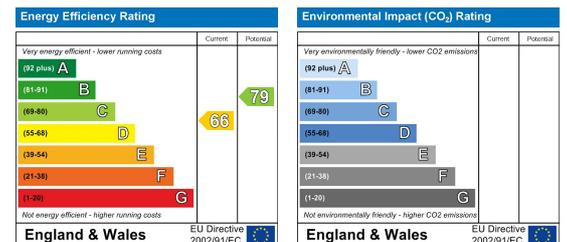


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.