

HUNTERS[®]

HERE TO GET *you* THERE



Marsh Lane

Lichfield, WS14 9EH

£775,000



Council Tax: G



Berry Hill Villa Marsh Lane

Lichfield, WS14 9EH

£775,000



Entrance Hall

Spacious entry hall, Brick fireplace, original clay tile flooring, partially exposed brick, exposed beam feature, Oakwood doors leading to additional reception room, under stairs cupboard, downstairs shower room and lounge as well as stair case ascending to the first floor.

Reception room

Through one of the oak wood doors off of the entrance hall, spacious room with dual aspect double glazed windows, carpet flooring

Downstairs Shower room

Original tiled flooring leading in from the hallway, spacious shower room with corner shower, wash basin with tiled splash back, WC, one glazed window

Lounge

17'10" x 15'2" (5.44 x 4.64)
exposed brick fireplace, feature beam ceiling, patio doors leading to outside, four double glazed windows, two radiators

Dining Room

15'2" x 11'5" (4.64 x 3.5)
situated between the kitchen and the lounge, spacious room, with three double glazed windows spread across all external walls, two radiators

Kitchen

18'2" x 11'5" (5.56 x 3.5)
great sized kitchen, exposed beam ceiling, fitted units, original tile flooring, door to access the front, integrated oven and fridge, dual aspect double glazed windows, two radiators

Utility Room

11'5" x 9'4" (3.5 x 2.86)
Spacious utility room leading in through an oak wood door from the family kitchen, original tile flooring, external side door, fitted work surface and units, stainless steel sink, four double glazed window spread across the three external walls

Landing

First floor spacious landing leading to the three bedrooms and family bathroom via corridors leading off from the landing, along the stairs double glazed window. top of stairs skylight, Loft hatch

Bedroom One

15'3" x 11'3" (4.66 x 3.45)
Master bedroom with en suite, fitted wardrobe, beam ceiling, one double glazed window, one radiator. En suite with wash basin, wc, bidet, Shower, wash basin, partially tiled walls, towel rails.

Bedroom Two

11'10" x 11'9" (3.63 x 3.59)
Double Bedroom, one double glazed window, one radiator, carpet flooring

Bedroom Three

11'2" x 9'4" (3.41 x 2.86)
wall to wall fitted wardrobes, one double glazed skylight, one radiator, carpet flooring

Family Bathroom

Bath with shower, bidet, WC, wash basin, majority tiled flooring, one double glazed window, one radiator

Outside

Spacious plot, pebbled driveway and lawn garden, shed and garage outbuildings

Tel: 01543 419000



Road Map



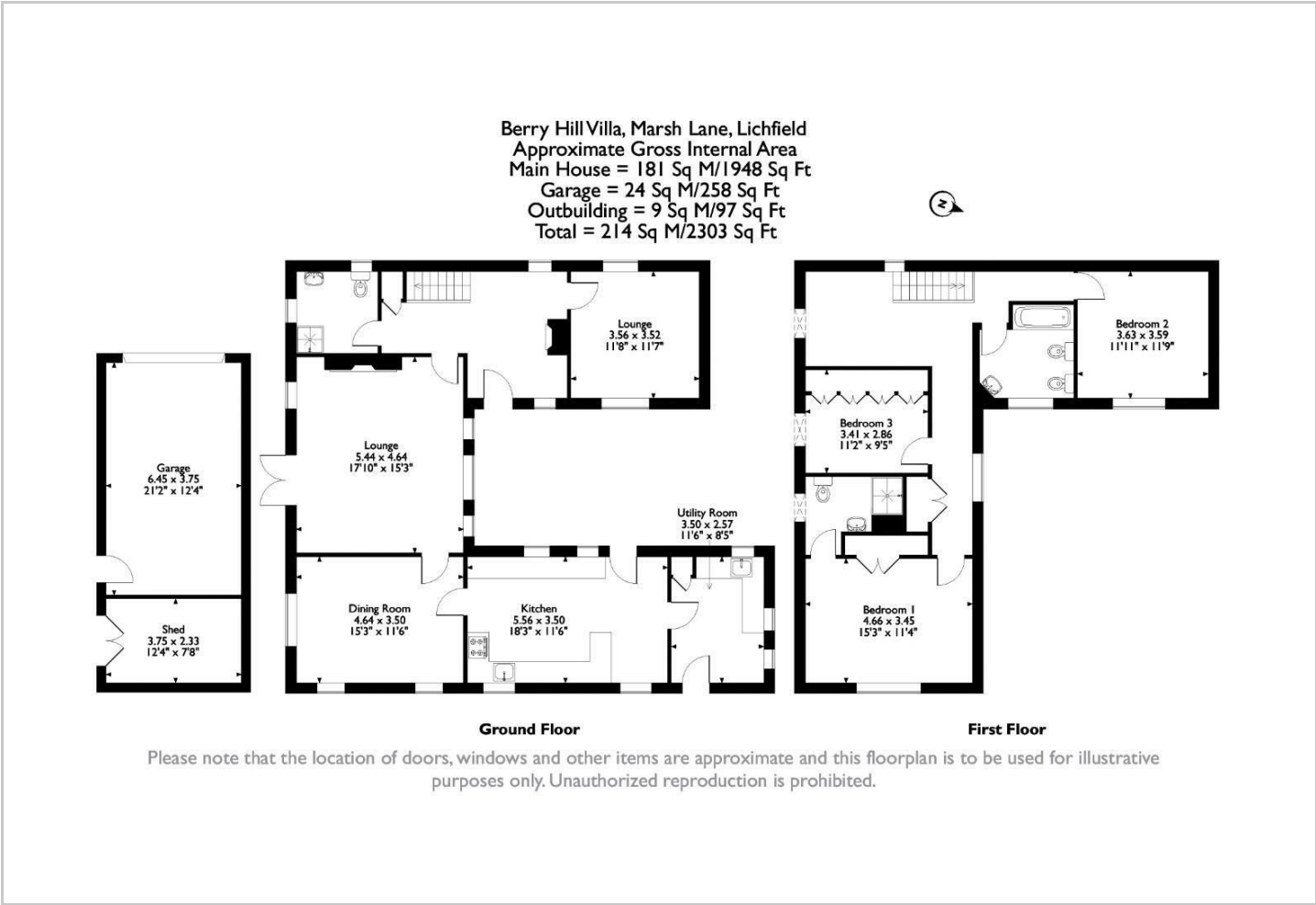
Hybrid Map



Terrain Map



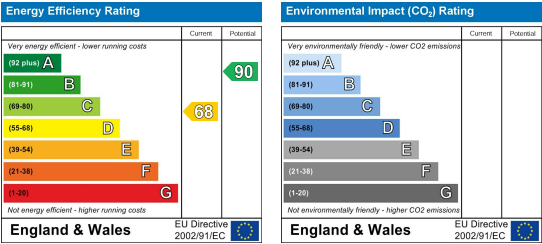
Floor Plan



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.