

# HUNTERS®

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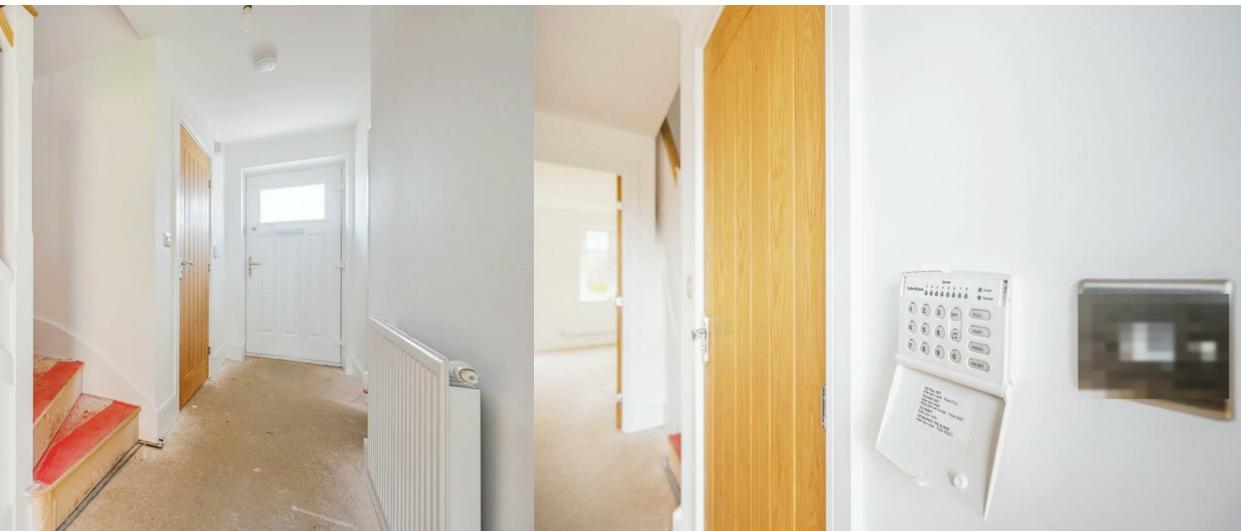
## Berry Hill Manor

Axten Avenue, Lichfield, WS14 9GD

£329,950



Council Tax:



# Plot 454 Berry Hill Manor

Axten Avenue, Lichfield, WS14 9GD

£329,950



## Entrance Hallway

via a wood front entrance door having a ceiling light point, radiator and stairs leading to the first floor

## Guest WC

having a pedestal hand wash basin and a close coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls with chrome trim and a radiator

## Breakfast Kitchen

with a range of modern base and wall units with roll top work surfaces and an acrylic sink with upgraded ironmongery. Integrated electric oven, induction hob with stainless steel splashback and stainless steel extractor hood, integrated fridge-freezer, dishwasher and washer/drier. Inset ceiling spotlights, radiator and a UPVC double-glazed window to the front aspect

## Living Room

with a useful storage cupboard which could even come in handy as a home office space. Ceiling light point, radiator, UPVC double-glazed window to the rear aspect and bi-fold doors leading onto the rear garden

## First Floor Landing

with a useful storage cupboard. Ceiling light point and loft access

## Bedroom One

having a ceiling light point, radiator and two UPVC double glazed windows to the rear aspect

## Bedroom Two

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

## Bathroom

having a panelled bath with an over head mains shower, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls with chrome trim, chrome towel radiator and a UPVC double-glazed window to the front aspect

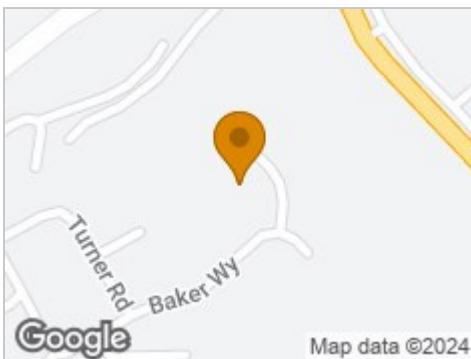
## Outside

the front of the property is set back from the road with a tarmacadam driveway providing parking for two vehicles. The property also benefits from an EV charging point, Ring Door bell and complimentary external wall light to the front door

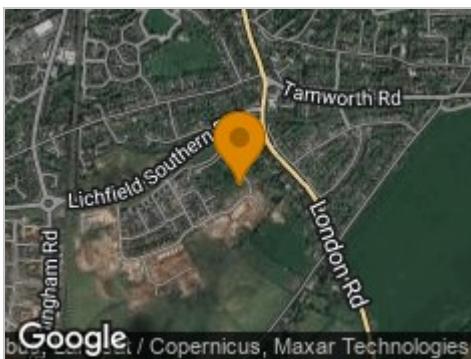
the rear garden has a lawn and paved patio. There is a wooden pedestrian gate giving access to the front of the property.



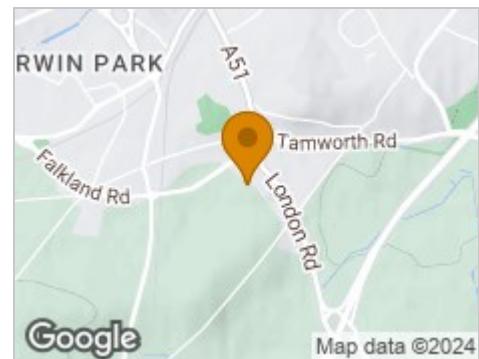
## Road Map



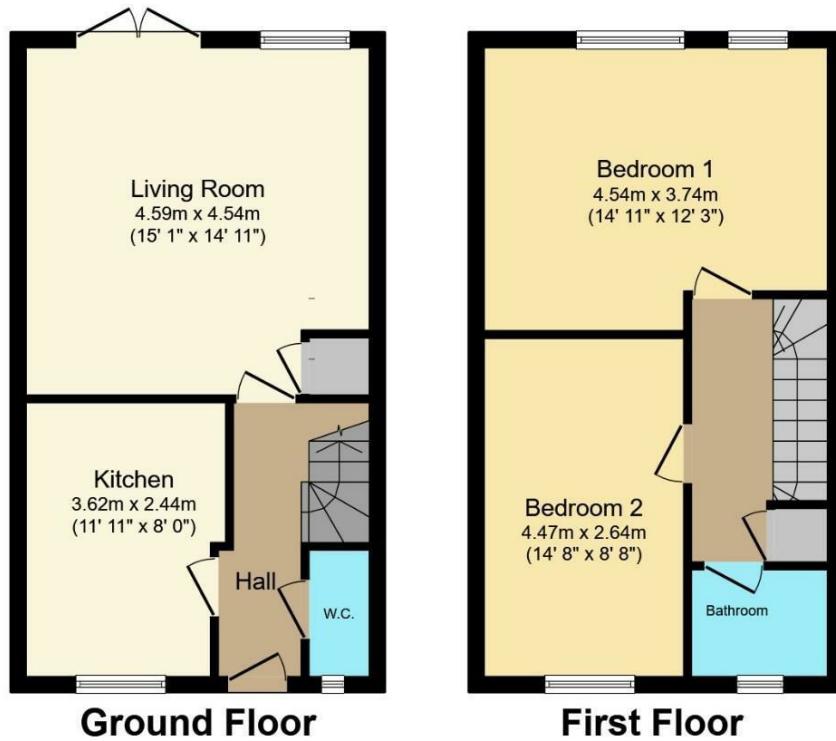
## Hybrid Map



## Terrain Map



## Floor Plan



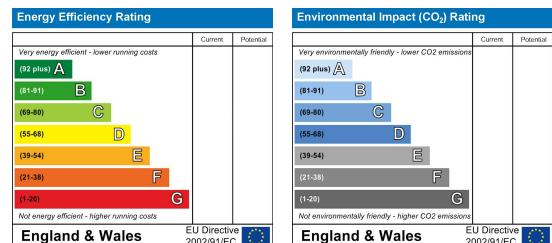
Total floor area 75.5 m<sup>2</sup> (812 sq.ft.) approx

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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## 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.