

HUNTERS®

HERE TO GET *you* THERE



Berry Hill Manor

Axten Avenue, Lichfield, WS14 9GD

£329,950



Council Tax:



Plot 454 Berry Hill Manor

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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 tarmac 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



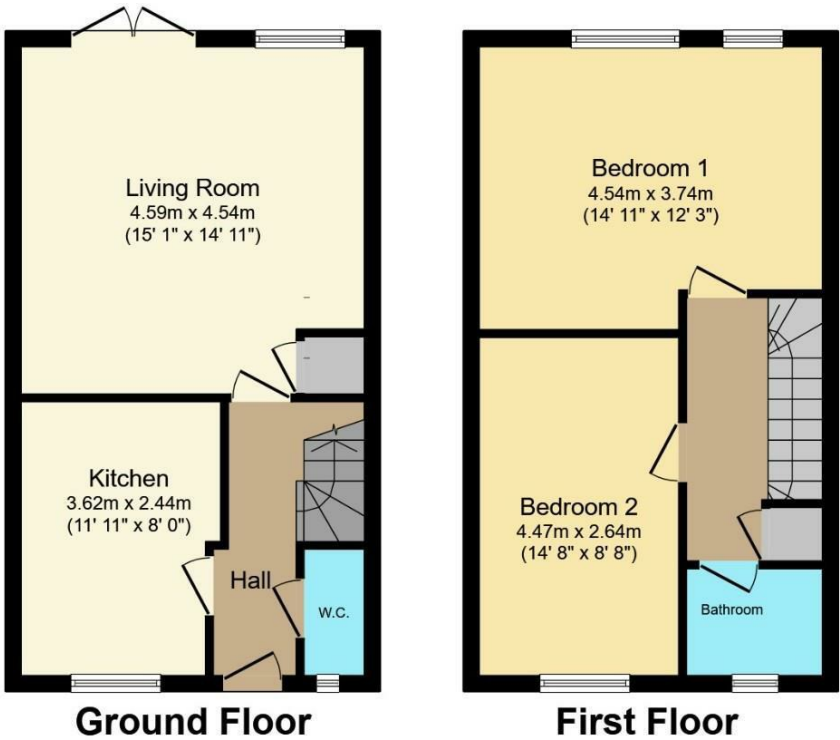
Hybrid Map



Terrain Map



Floor Plan



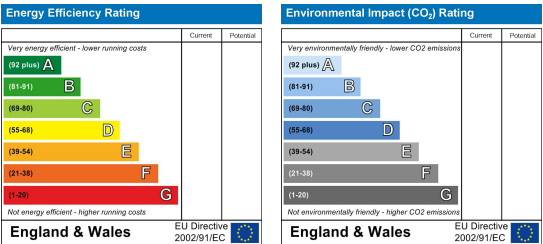
Total floor area 75.5 m² (812 sq.ft.) approx

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

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Energy Efficiency Graph



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