

HUNTERS[®]

HERE TO GET *you* THERE



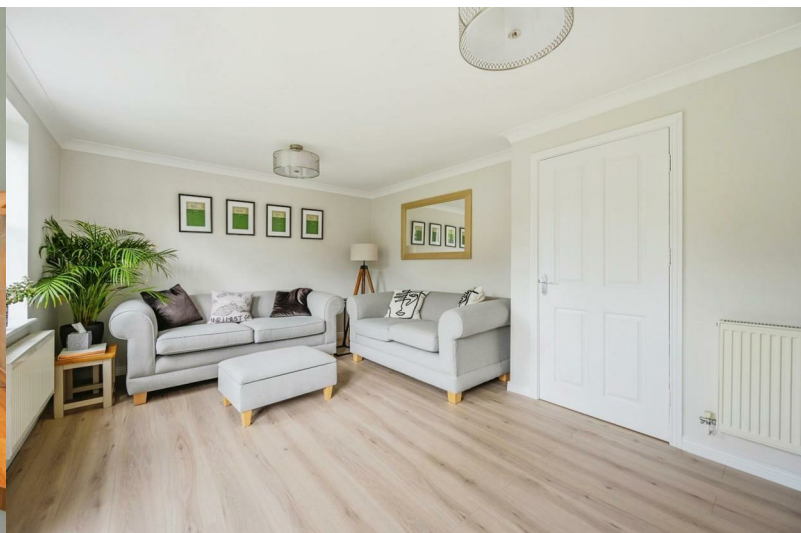
Harman Drive

Lichfield, WS13 8FF

£460,000



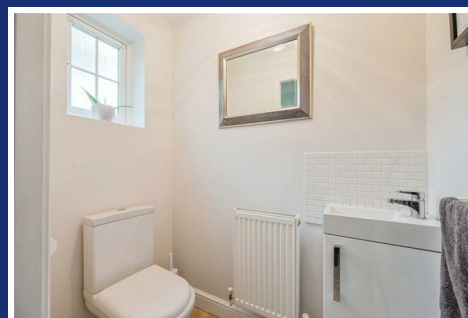
Council Tax: D



15 Harman Drive

Lichfield, WS13 8FF

£460,000



Entrance Hallway

via a composite front entrance door and having a ceiling light point, coving, radiator, Travertine stone flooring and stairs leading to the first floor accommodation. There is also an added benefit of under stairs space which the current owner uses as an office

Guest WC

having a vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, Travertine stone flooring and a UPVC double-glazed window to the front aspect

Dining Kitchen

fitted with a range of wall and base units with wooden work surfaces and an inset stainless steel sink with drainer. Electric oven, induction hob with extractor hood, integrated microwave, integrated fridge-freezer and an integrated dishwasher, there is further appliance space with plumbing for a washing machine. Two ceiling light points, part tiling to walls, radiator, co-ordinating Travertine stone flooring and a UPVC double-glazed bay window overlooking the front aspect

Living Room

a lovely light and airy room overlooking the rear garden and having two ceiling light points, coving, radiator, wood flooring, UPVC double glazed window and French doors to the rear aspect

First Floor Landing

having a ceiling light point. Useful storage cupboard housing the central heating boiler, an airing cupboard housing the water cylinder and stairs leading to the second floor landing

Bedroom Two

benefitting from a double fitted wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

again benefitting from double fitted wardrobes. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Four

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

Family Bathroom

comprising of a panelled bath with a mains overhead shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

Second Floor Landing

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

Master Bedroom

having a double fitted wardrobe providing ample storage space. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite Shower Room

having a fully tiled corner enclosure with a mains shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, towel radiator, laminate flooring

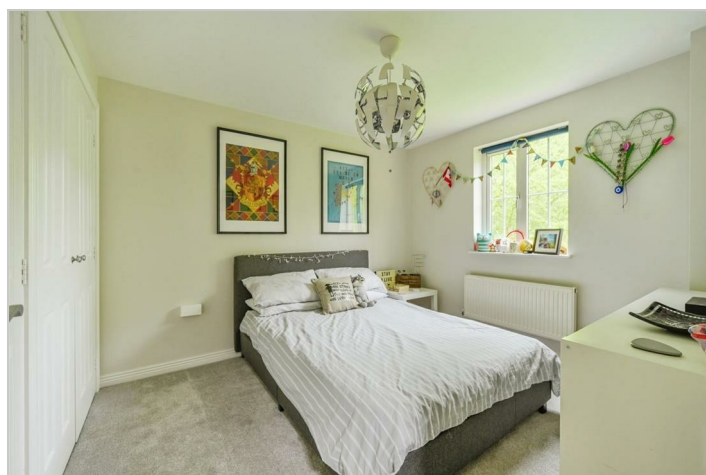
Tel: 01543 419000

and a UPVC double-glazed window to the rear aspect

Outside

set back from the pedestrian pathway and accessed through a wrought iron gate with mature shrub borders and a paved pathway leading to the front entrance door. There is a timber pedestrian gate giving access to the side of the property

the rear garden is enclosed and has a paved patio area and a lawn with shale borders and screen fencing. There is a pedestrian gate giving access to the tarmacadam driveway which provides parking for several vehicles and access to the garage via an up and over door and having light and power



A map of the Darwin Park area in Birmingham. The map shows Beacon Park to the north, Lichfield to the northeast, and the city center to the south. Roads shown include Walsall Rd, Falkland Rd, and a road labeled 'Walsall Rd' near the center. A red pin is located near the intersection of Walsall Rd and Falkland Rd. The text 'DARWIN PARK' is written in large, bold, black letters across the center of the map. The Google logo is in the bottom left corner, and 'Map data ©2024' is in the bottom right corner.

The floor plan is divided into three sections: Ground Floor, First Floor, and Second Floor. A large 'HUNTERS EXCLUSIVE' watermark is overlaid across the center.

- Ground Floor:** Includes a Living Room (5.00m x 3.54m / 16' 5" x 11' 7"), a Kitchen (4.68m x 2.86m / 15' 4" x 9' 5"), a Hall, a W.C., and a front entrance.
- First Floor:** Includes four bedrooms (Bedroom 1: 3.93m x 3.90m, Bedroom 2: 3.17m x 2.91m, Bedroom 3: 3.44m x 2.89m, Bedroom 4: 2.31m x 2.01m), a Bathroom (2.00m x 1.68m), and a central staircase.
- Second Floor:** Includes an En-suite (2.52m x 1.47m) and a rear entrance.

Ground Floor **First Floor** **Second Floor**

Total floor area 110.1 m² (1,185 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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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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 75		Potential Score: 87

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 75		Potential Score: 87

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.