

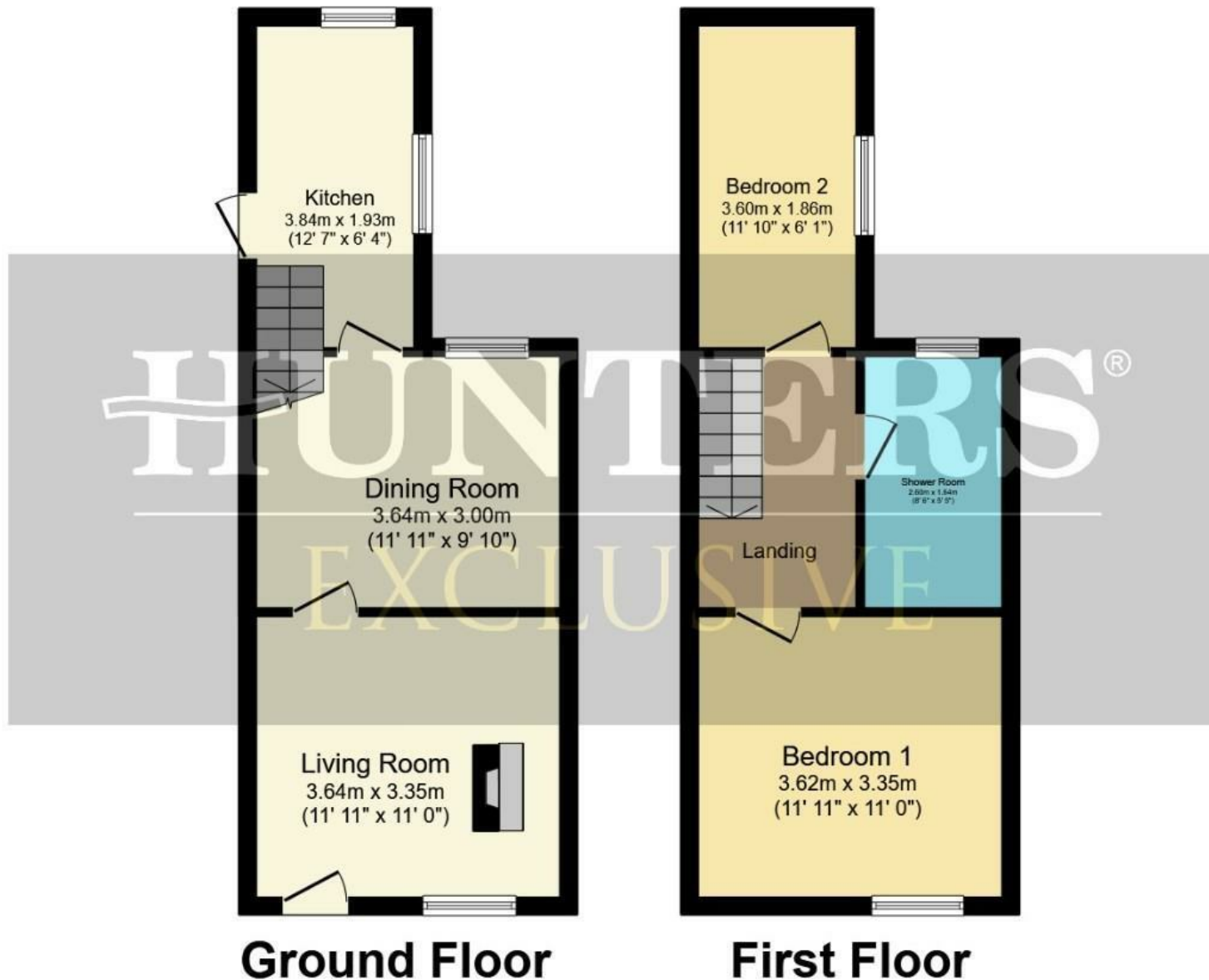


56 Chapel Lane, Lichfield, WS14 9BQ

Offers In Excess Of £220,000

this charming two bedroomed cottage is located in a great position for the City Centre and transport links by car, rail or bus and is offered for sale with NO UPWARD CHAIN. Benefitting from gas central heating and UPVC double-glazing, the property in brief comprises of; Entrance Vestibule, Living Room, Dining Room and Kitchen. First Floor Landing, Two Bedrooms and a Shower Room. Garden to front and courtyard garden to the rear. EPC rating - D

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**Ground Floor**

**First Floor**

Total floor area 61.5 sq.m. (662 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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Entrance Vestibule

accessed via a UPVC double-glazed door and having a coir entrance mat and an internal wood door into the

Living Room

having a decorative, feature fireplace incorporating a brick surround and tiled hearth. Ceiling light point, radiator, a fitted wooden cabinet, shelving and a UPVC double-glazed window overlooking the front aspect

Dining Room

having a feature exposed brick wall and a decorative fireplace. Ceiling light point, radiator, duel aspect UPVC double-glazed windows to the rear and side

Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Freestanding electric cooker, space with plumbing for a washing machine and two further appliance spaces. Ceiling light point, extractor fan, part tiling to walls, tiled floor, UPVC double-glazed windows to the rear and side aspects, UPVC double-glazed door to the side of the property and stairs leading to the

First Floor Landing

with a fitted storage cupboard housing the central heating combination boiler. Two ceiling light points and loft access

Bedroom One

benefitting from two fitted wardrobes providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

Bedroom Two

having an open wardrobe space with useful fitted hanging rails. Ceiling light point, radiator and a UPVC double-glazed window to the side aspect

Shower Room

having a corner shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the rear aspect

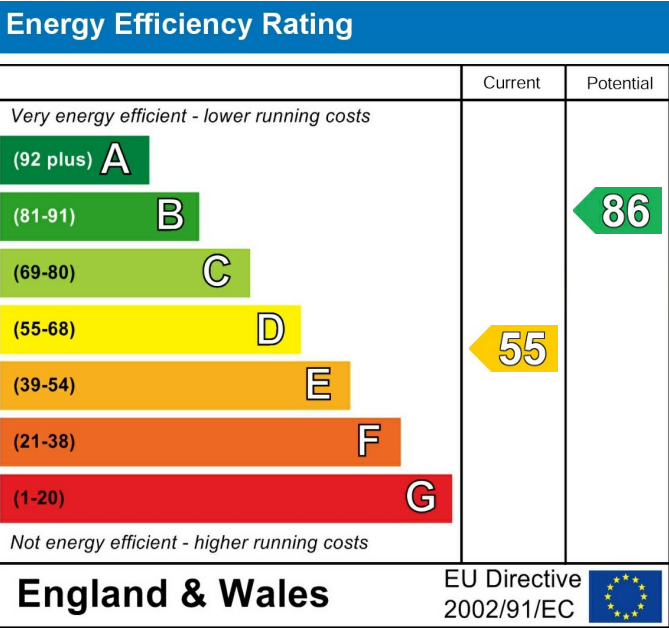
Outside

the front of the property is set back from the road and has a lawn with well established shrubs and hedges. There is a paved pathway to the front entrance door and a useful outside light

the rear of the property has a paved courtyard with mature shrubs, timber storage shed, useful outside water tap and a paved pathway and timber pedestrian gate which gives access to the front of the property

AGENTS NOTE

\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\*



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. 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.



















