

# HUNTERS<sup>®</sup>

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## Walnut Walk

Lichfield, WS13 8FA

Asking Price £640,000



Council Tax: D



# 3 Walnut Walk

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## Entrance Hall

accessed via a wooden front entrance door with obscure glass panel. Having useful under stairs storage, ceiling light point, radiator, laminate effect floor tiles and stairs leading to the first floor accommodation.

## Guest WC

having a pedestal hand wash basin and close-coupled WC. Ceiling light point, extractor fan and radiator.

## Living Room

having a feature fireplace with log burner on a granite hearth with marble surround. Two ceiling light points, decorative picture rail, radiator, internal bi-fold doors, co-ordinating laminate effect floor tiles and a UPVC double-glazed window to the front aspect

## Dining Room

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

## Breakfast Kitchen

open plan breakfast kitchen with open access into the Family room. Having a range of co-ordinating wall and base units in matte grey with roll-top work surfaces with matching upstands and stainless steel sink and drainer with mixer tap. Co-ordinating breakfast bar. Space for a range cooker and extractor hood. Space for a wine cooler. Integrated appliances include a fridge-freezer and dishwasher. Inset ceiling spotlights, ceiling light point, Velux window, radiator, grey oak effect laminate flooring and UPVC double-glazed window overlooking the rear garden. Open access to the

## Family Room

with open access from the kitchen and doors from the living room. Having a lantern roof, co-ordinating grey oak effect flooring and bi-fold doors leading to the rear garden

## Utility

having works surfaces and a stainless steel sink with space and plumbing for a washing machine and tumble drier. Inset ceiling spotlights, Glow-Worm boiler and a UPVC patio door giving access to the side of the property

## First Floor Landing

having a Velux window, loft access and airing cupboard housing the water tank

## Master Bedroom

with a range of fitted wardrobes providing ample hanging and storage space and separate storage cupboard. Ceiling light point, radiator, UPVC double-glazed window to the front aspect and access to the en-suite comprising of white bathroom suite, handwash basin with mixer tap and vanity unit, heated towel rail, bath, obscure double-glazed window, ceiling light point and extractor fan

## En-suite

having a white suite comprising of; panelled bath, vanity hand wash basin and close-coupled WC. Ceiling light point, extractor fan, heated towel rail and UPVC double-glazed window to the rear aspect

## Bedroom Two

again with fitted wardrobes and having a ceiling light point, radiator, UPVC double-glazed window to the front aspect and access to the en-suite.

Tel: 01543 419000

### En-suite

having a walk in shower cubicle with mains shower attachment, pedestal hand wash basin and close-coupled WC. Ceiling light point, extractor fan and UPVC double-glazed window to the rear aspect

### Bedroom Five

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

### Second Floor Landing

accessed via a return flight staircase from the first floor landing and having a skylight

### Bedroom Three

having a range of fitted wardrobes. Ceiling light point, two radiators and dual aspect UPVC double-glazed windows to the front and side elevations

### Bedroom Four

again with a range of fitted wardrobes. Ceiling light point, two radiators and dual aspect UPVC double-glazed windows to the front and side elevations

### Family Bathroom

having a white suite comprising of a panelled bath, pedestal hand wash basin and close-coupled WC.

Ceiling light point, extractor fan, Velux window and radiator

### Outside

The property is set back from the road with lawn, hedgerow and walled boundary with a wrought iron gate and a path leading to the entrance door. The driveway leads to the DETACHED DOUBLE GARAGE which also has a pedestrian door leading into the rear garden.

The fully enclosed rear garden has a walled boundary. Lawn, paved patio and decking. Outside water tap and pathway to the side of the property leading into the utility room



## Road Map



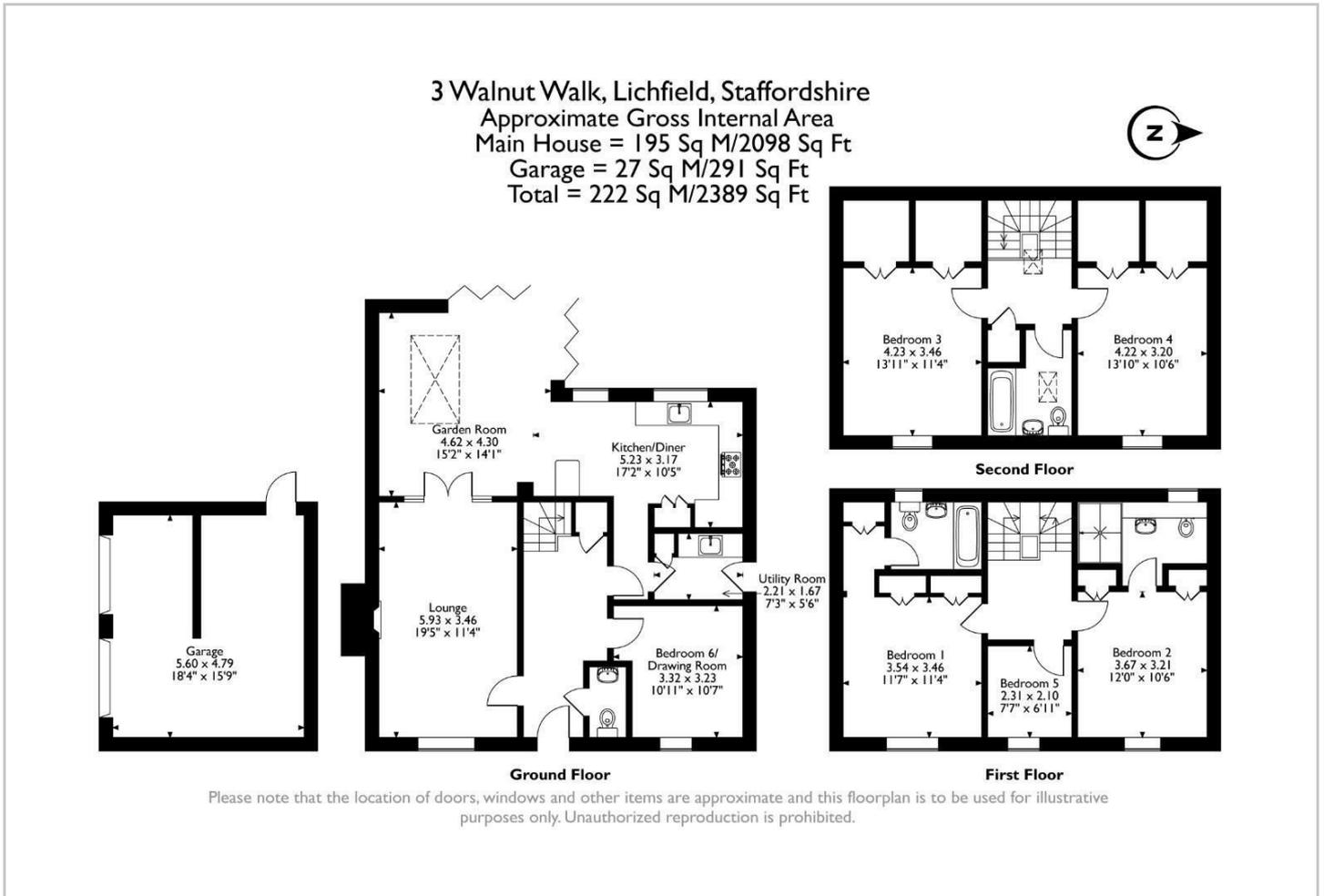
## Hybrid Map



## Terrain Map



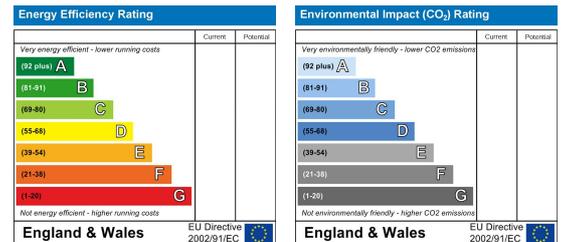
## Floor Plan



## 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.