

# HUNTERS®

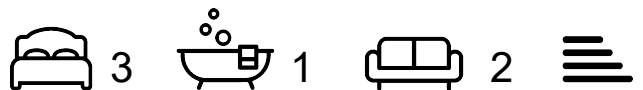
HERE TO GET *you* THERE



## Benson Close

Lichfield, WS13 6DA

£325,000



Council Tax: C



# 33 Benson Close

Lichfield, WS13 6DA

£325,000



## Porch

accessed via a UPVC double-glazed front entrance door and having vinyl flooring with a timber door into the

## Hallway

having a ceiling light point, radiator, fitted storage cupboard, stairs to the first floor and a UPVC double-glazed window to the side aspect

## Living Room

having a feature tiled fireplace with a freestanding electric log burning effect fire. Ceiling light point, radiator, UPVC double-glazed window to the front aspect and double doors into the

## Dining Room

having a ceiling light point, radiator and UPVC double-glazed Patio door into the rear garden. Door into the

## Kitchen

in need of modernisation and upgrade but currently comprising; base units with roll top work surfaces and an inset stainless steel sink with drainer. Ceiling light point, wall mounted Baxi boiler, pantry cupboard, part tiling to walls, door into the garage and a UPVC double-glazed window to the rear aspect

## First Floor Landing

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

## Bedroom One

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

## Bedroom Two

with a useful built in storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Three

having a ceiling light point, radiator and UPVC double-glazed windows to the front and side aspects

## Shower Room

having a walk-in shower with a fitted screen and an electric overhead fitment and vanity hand wash basin. Ceiling light point, aqua panelling to walls, airing cupboard, radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

## WC

having a ceiling light point, low-level WC, vinyl flooring and a UPVC double-glazed window to the side aspect

## Outside

the front of the property is set back from the road with a paved frontage and a block paved driveway which leads to the GARAGE accessed via an up and over door

the rear garden has a lawn with well established shrubs and hedges, a block paved patio seating area and a timber summer house. There is screen fencing, a useful outside water tap and a UPVC personnel door into the garage which has light and power

## AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money

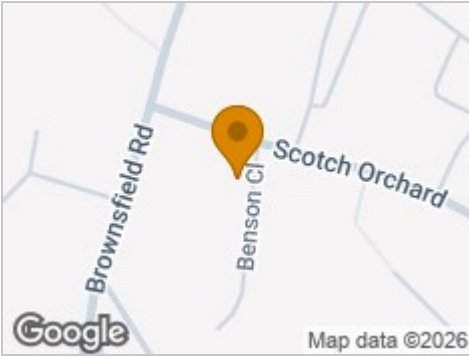
Tel: 01543 419000

Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

we advise potential purchasers that probate has been applied for and is currently awaited



Road Map



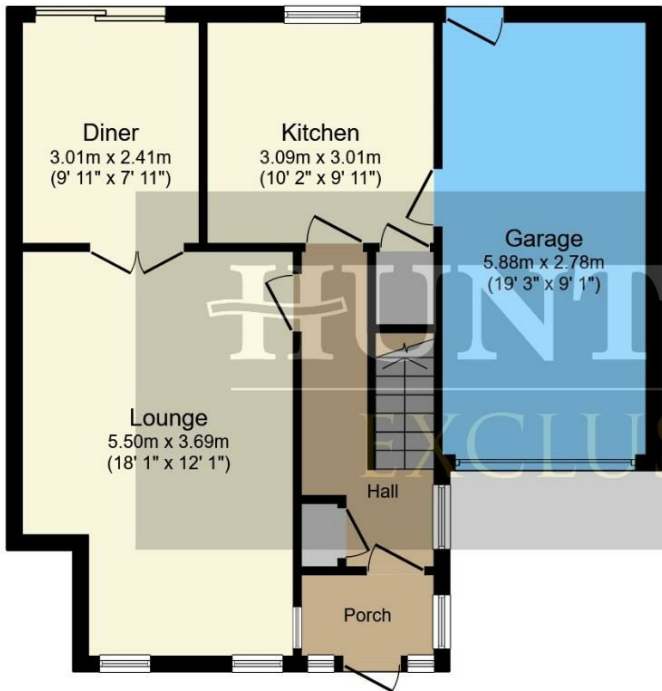
Hybrid Map



Terrain Map



Floor Plan



Ground Floor



First Floor

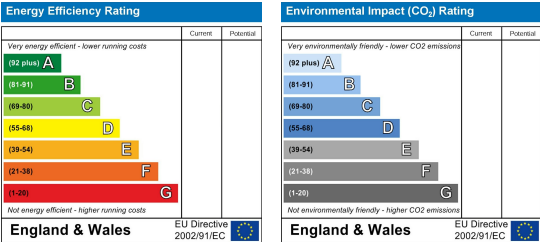
Total floor area 107.3 sq.m. (1,155 sq.ft.) approx

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.