

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cornfield Drive

Lichfield, WS14 9UG

£1,200 Per Month



Council Tax: C



# 37 Cornfield Drive

Lichfield, WS14 9UG

£1,200 Per Month



## Entrance Vestibule

accessed via a UPVC front entrance door and having a ceiling light point and a useful fitted storage cupboard

## Living Room

having a feature brick fireplace with an electric fire suite. Ceiling light point, radiator and a UPVC double-glazed bay window to the front aspect

## Breakfast Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood above and appliance space for a fridge-freezer, washing machine and tumble drier. Ceiling light point, part tiling to walls, radiator, wood effect laminate flooring and UPVC double-glazed windows and a door into the rear garden

## First Floor Landing

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

## Bedroom One

having a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Two

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

## Bathroom

having a fully tiled shower enclosure with an electric

overhead fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, useful fitted storage cupboard housing the hot water tank, radiator and laminate wood effect flooring

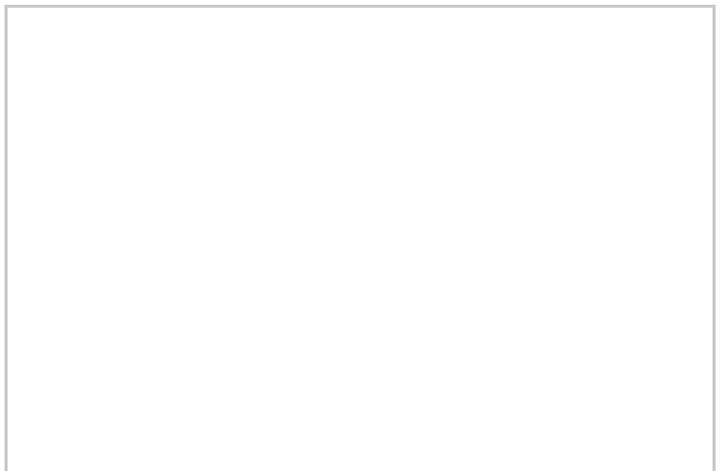
## Outside

the property is set back from the road behind a lawn and a block paved driveway providing off-road parking

the rear garden has a lawn and a paved patio seating area with a useful wooden storage shed, outside water tap and a pedestrian gate to the side 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.



## Road Map



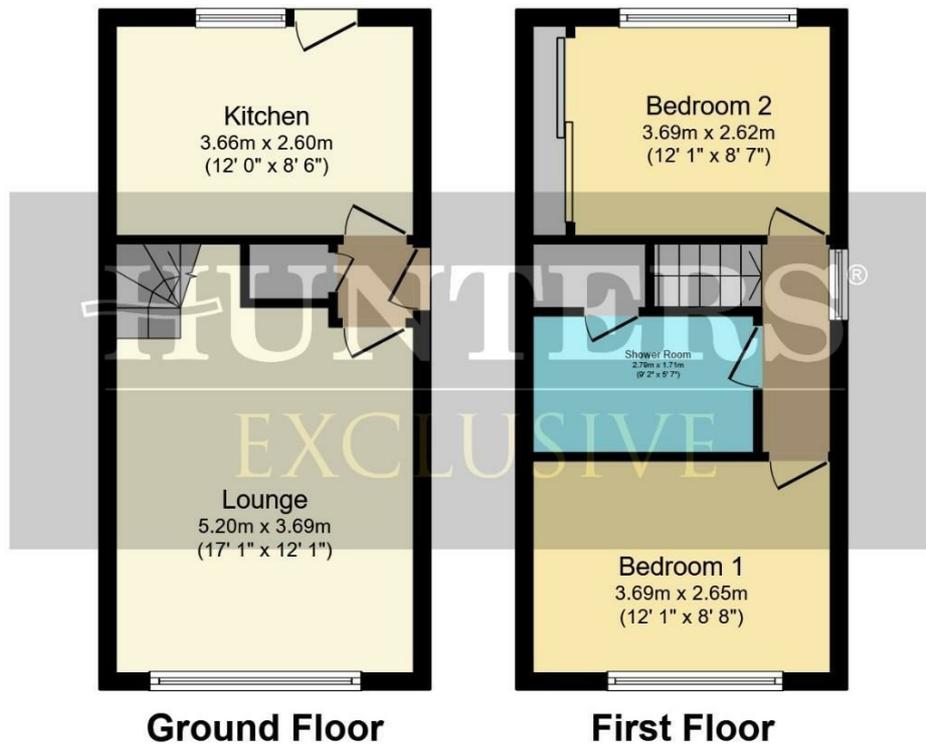
## Hybrid Map



## Terrain Map



## Floor Plan



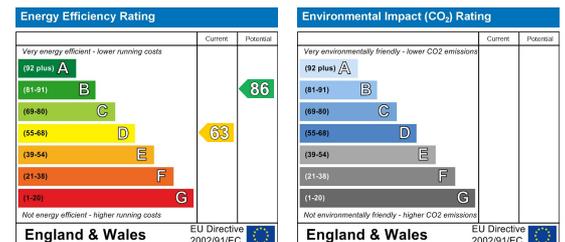
Total floor area 59.6 m<sup>2</sup> (642 sq.ft.) approx

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 Lettings Office on 01543 418500 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.