

HUNTERS[®]

HERE TO GET *you* THERE



Dimbles Hill

Lichfield, WS13 7NH

£1,400 Per Month



Council Tax: B



37 Dimbles Hill

Lichfield, WS13 7NH

£1,400 Per Month



Entrance Porch

accessed via a UPVC double-glazed entrance door and having UPVC double-glazed units overlooking the front aspect. Inset ceiling spotlights, tiled floor and access into the

Hallway

having useful under-stairs storage space. Inset ceiling spotlights, radiator and stairs to the first floor

Guest WC

having a newly fitted suite comprising of a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, brand new wall mounted Valiant gas central heating boiler, porcelain floor tiles and a UPVC double-glazed window to the side aspect

Lounge/Diner

having two ceiling light points, coving, radiator, UPVC double-glazed window to the front aspect and UPVC double-glazed patio doors into the

Conservatory

constructed with a brick base and UPVC double-glazed units, tiled floor and a UPVC double-glazed door into the rear garden

Kitchen

having a range of wall and base units, Quartz counter tops with co-ordinating upstands and an inset stainless steel sink with a counter top drainer. Integrated electric oven and microwave with grill, Induction hob with extractor hood above, dishwasher, fridge, freezer and space with plumbing for a washing machine. Inset ceiling spotlights, vertical radiator, porcelain tiled floor, UPVC

double-glazed window to the rear and a UPVC double-glazed door to the side of the property

First Floor Landing

approached from the return flight staircase with a UPVC double-glazed window to the front aspect and having a ceiling light point, radiator and access via a fitted ladder to the partially boarded loft which also has a strip light

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

having a four-piece suite comprising of a panelled bath, corner cubicle with a mains powered overhead shower fitment, pedestal hand wash basin with an illuminated demister mirror above and a close-coupled WC. Inset ceiling spotlights, extractor fan, ceramic wall tiles, chrome towel radiator, porcelain floor tiles and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road on an elevated plot and provides off road parking for several vehicles as well as a lawn with well established shrubs. There are double timber gates

Tel: 01543 418500

to further driveway space which also provides access to the garage and the side of the property aswell as the rear garden

the rear garden has a paved patio area with a paved pathway and generous lawn. There is a useful outside water tap, screen fencing and a personnel door into the DETACHED GARAGE which is accessed from the front via double timber doors

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



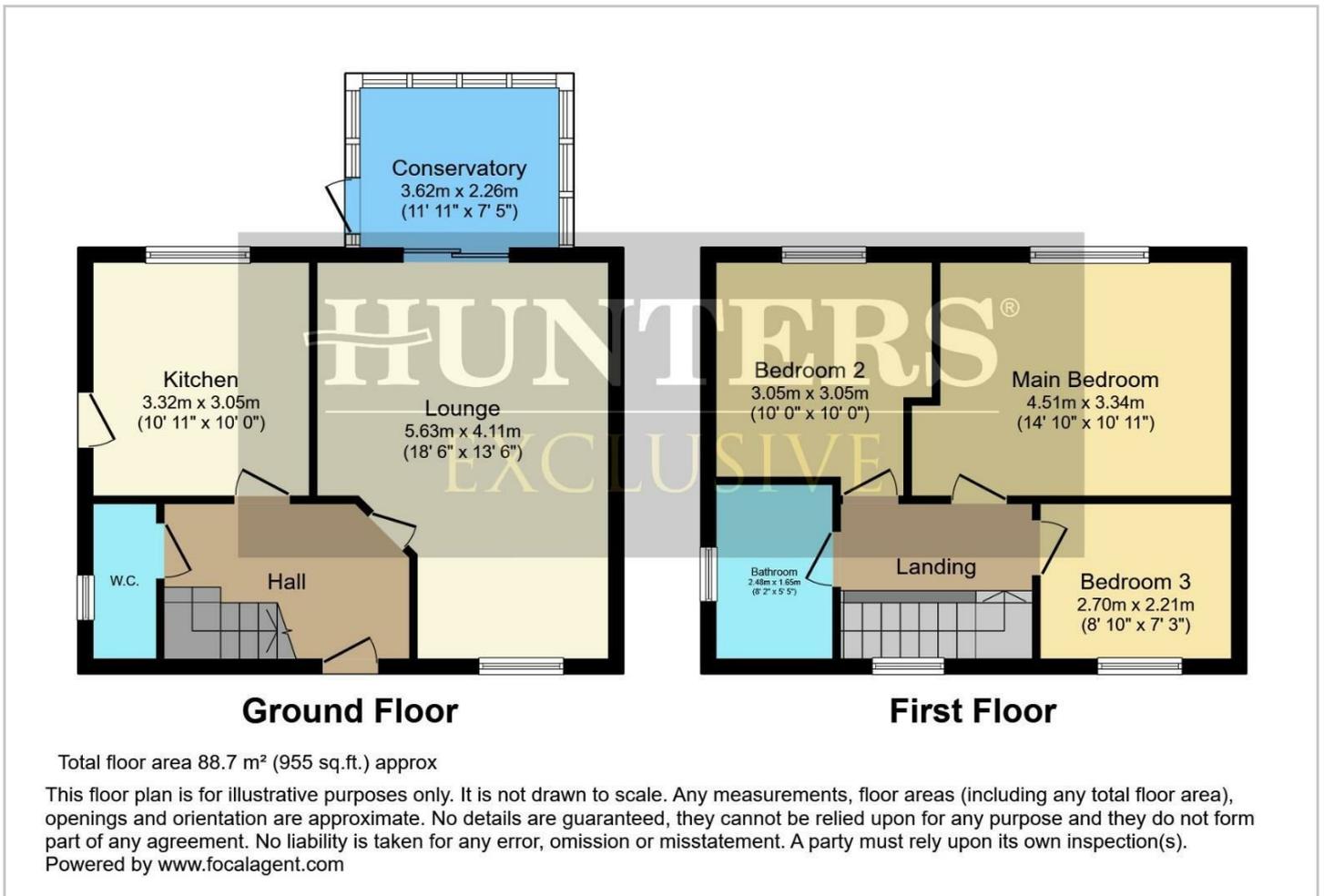
Hybrid Map



Terrain Map



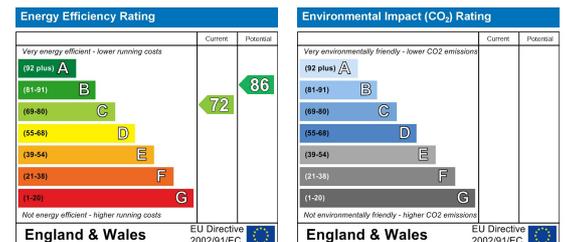
Floor Plan



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.

7 Bore Street, Lichfield, WS13 6LJ

Tel: 01543 418500 Email: lichfieldlettings@hunters.com <https://www.hunters.com>