



Epsom Close, Lichfield, WS14 9YE

- Beautifully presented Executive family home
- Four bedrooms with planning permission for 5th bedroom
- Lounge with bay window & Dining room
- Refitted bathroom & En suite
- Sealed unit double glazing & GCH
- Entrance porch, hallway, guest WC
- Breakfast kitchen, Two conservatory's
- EPC rating D67

£465,000



To view this property contact Hunters at 7 Bore Street, Lichfield, WS13 6LJ
Email: lichfield@huntersgroup.co.uk

 **01543 419000**



ACCOMMODATION

Hunters have the pleasure in marketing this superb four bedroom detached family home situated in a quiet cul de sac on Boley Park and in the popular King Edward School catchment area. The property has recently had a planning application approved for an additional bedroom over the double garage which will then create a 5 bedroom house with 2 en-suites. The property has the benefit of gas central heating, double glazing, entrance porch, hallway, modern guest cloakroom, lounge with bay window, dining room, two conservatories, breakfast kitchen, four bedrooms, en suite to master bedroom, modern family bathroom, driveway parking, double garage and a good sized enclosed rear garden. Viewing is highly recommended to appreciate this superb property. The accommodation is arranged on two floors to briefly comprise:

ON THE GROUND FLOOR

ENTRANCE PORCH having uPVC double glazed double doors to front elevation, uPVC double glazed windows to front and side elevations, wall mounted electric heater with timer, laminate flooring and composite door giving access through to

HALLWAY having central heating radiator, stairway to first floor, useful under stairs storage cupboard, door off to lounge and kitchen and door giving access to

GUEST CLOAKROOM refitted with a modern white suite to incorporate a low level flush WC, vanity unit with inset hand basin, heated towel radiator and a uPVC double glazed front window.

LOUNGE 18' 7" (into bay) x 11' 9" (5.66m x 3.58m) having uPVC double glazed front bay window, two central heating radiators,

living flame gas fire set against a feature fire surround with marble hearth and back, telephone point and door giving access through to

DINING ROOM 11' 3" x 9' 3" (3.43m x 2.82m) having uPVC sliding patio door on to conservatory, central heating radiator, electric fire set against a modern fire surround and door gives access through to the kitchen.

CONSERVATORY ONE 11' 6" x 9' 8" (3.51m x 2.95m) having uPVC double glazed windows to the side and rear elevations, uPVC double glazed double doors to side elevation on to garden, central heating radiator and laminate flooring.

KITCHEN 14' 9" x 10' 1" (4.5m x 3.07m) fitted with a range of base drawer and wall mounted units, round edged laminate work surfaces incorporating a stainless steel sink top and drainer with mixer tap attachment and cold water filter tap, space for electric cooker with extractor hood over, space and plumbing for dishwasher, tiled splash backs, central heating radiator, uPVC double glazed rear window, wiring for Freesat TV, courtesy door back to hallway and uPVC double glazed door to

CONSERVATORY TWO 12' 5" x 12' 3" (3.78m x 3.73m) having uPVC double glazed windows to side and rear elevations, uPVC double glazed double doors on to garden, central heating radiator, tile effect laminate floor, wiring for Freesat TV and courtesy door giving access to the double garage.

ON THE FIRST FLOOR Stairs from the ground floor hallway lead to the first floor **LANDING** which has uPVC double glazed side window, airing cupboard containing the pre-coated hot water cylinder and shelving, ceiling hatch giving access to roof space and doors off to all rooms.

Mortgages, conveyancing and surveys – all available at Hunters.



BEDROOM ONE 13' 4" (into bay) x 12' 0" (4.06m x 3.66m) having uPVC double glazed front bay window, central heating radiator, range of fitted bedroom furniture to incorporate wardrobes, bedside cabinets and overhead storage, power points with USB connectivity, telephone point and door opening to

EN SUITE refitted with a modern white suite to incorporate a fully tiled shower cubicle with mains power shower, vanity unit with inset hand basin, low level flush WC, full ceramic wall tiling, dual heated towel radiator and extractor fan.

BEDROOM TWO 12' 1" x 8' 10" (3.68m x 2.69m) having uPVC double glazed rear window, central heating radiator.

BEDROOM THREE 8' 11" x 7' 9" (2.72m x 2.36m) having uPVC double glazed rear window, central heating radiator.

BEDROOM FOUR 7' 9" x 7' 4" (2.36m x 2.24m) having uPVC double glazed front window, central heating radiator, telephone point and power points with USB connectivity.

FAMILY BATHROOM refitted with a modern white suite to incorporate a panel bath with mains power shower, vanity unit with inset hand basin, low level flush WC, full ceramic wall tiling, tiled floor, dual heating towel radiator, extractor fan and uPVC double glazed side window.

DOUBLE GARAGE 17' 4" x 16' 7" (5.28m x 5.05m) having two electrically operated roller doors to the front elevation, light and power points, wall mounted 'Worcester' central heating boiler, plumbing for washing machine, storage above and courtesy door at the rear giving access back to conservatory number two.

OUTSIDE

To the front of the property is a concrete imprint driveway providing parking for several vehicles, lawned garden alongside, outside coach lights, access to the garage and gate at the side giving access to the rear garden.

REAR GARDEN

The front gate to the side of the property leads to a storage area for bins etc., outside light and two cold water taps which in turn leads on to the rear garden which enjoys a concrete imprint patio area ideal for entertaining, external power point, outside lighting, bordered lawned garden beyond with raised beds and a range of mature shrubs and conifers.

GENERAL INFORMATION

VIEWING Lichfield Office – Tel: 01543 419000

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 419000 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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USEFUL WEBSITES YOU SHOULD CHECK

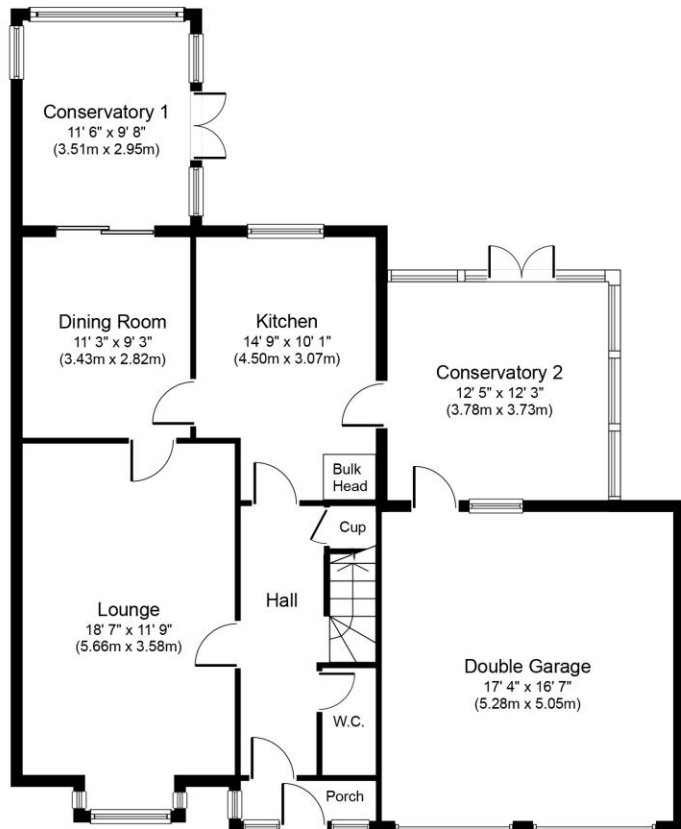
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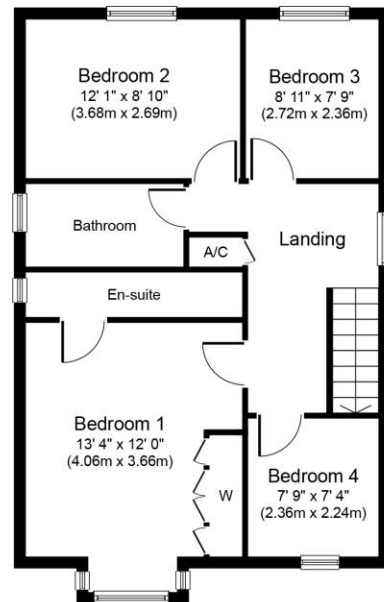
PLANNING APPLICATIONS www.lichfieldc.gov.uk/planning

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk





Ground Floor
Approximate Floor Area
1,195 sq. ft.
(111.0 sq. m.)



First Floor
Approximate Floor Area
603 sq. ft.
(56.0 sq. m.)

8 Epsom Close

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

