



**Healey Drive, Lichfield
WS13 8WB
Asking Price £430,000**

*** NO UPWARD CHAIN ***

Pointons Estate Agents are delighted to welcome to market this modern stunning detached residence constructed by Miller Homes and located on the pleasant cul-de-sac of Healey Drive, Streethay, Lichfield. The property benefits from gas central heating and double glazing throughout and in brief the accommodation comprises; Entrance hall, lounge, study, open kitchen/dining room/family room, the kitchen has integrated appliances, utility room and separate WC. To the first floor there is a landing providing access off to four generous bedrooms with the master having an en-suite, and separate family bathroom. Outside to the rear is an enclosed garden and to the front there is a driveway providing parking for numerous vehicles with access to garage. This property would make an excellent family home and viewings are strictly via the agent on 01827 711911. EPC B



Entrance

Via canopy porch leading into:

Entrance Hall

Radiator, stairs off to the first floor landing and doors to:

Study

6'10" x 6'10" (2.08m x 2.09m)

Double glazed window to front, radiator, telephone point.

Lounge

17'6" x 11'11" (5.34m x 3.64m)

Double glazed bay window to front, two radiators, telephone point and TV point.

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC, tiled splashback, radiator with low-voltage ceiling spotlights.

Kitchen/Dining/Family Room

8'10" x 23'4" (2.70m x 7.11m)

Fitted with a matching range of base and eye level units with quartz style worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, four ring gas hob, extractor hood, double glazed window to rear, double radiator with low-voltage ceiling spotlights, double glazed French style double doors to garden, door to under-stairs storage cupboard.

Utility Room

4'3" x 6'10" (1.30m x 2.09m)

Base units, stainless steel sink unit with mixer tap, extractor fan, concealed gas boiler serving heating system and domestic hot water, plumbing for washing machine, space for tumble dryer, double glazed door to side.

Landing

Double glazed window to side, spindle balustrade, radiator, access to loft space, door to Storage cupboard and further doors to:

Master Bedroom

14'4" x 10'7" (4.36m x 3.23m)

Double glazed window to front, fitted wardrobes with full-length mirrored sliding doors, radiator and door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure, wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, shaver point tiled splashbacks, obscure double glazed window to front.

Bedroom

9'1" x 12'6" (2.77m x 3.80m)

Double glazed window to rear, radiator.

Bedroom

9'1" x 10'11" (2.77m x 3.32m)

Double glazed window to rear, radiator.

Bedroom

10'3" x 9'1" (3.12m x 2.76m)

Double glazed window to front, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, opaque double glazed window to side, heated towel rail.

Outside

To the front of the property there is a low maintenance garden to front with lawn section with pathway up to front door, with driveway for numerous vehicles. To rear there is an enclosed garden with paved patio and remainder laid to lawn. pedestrian gated access

Garage

Access via up and over door.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal

inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

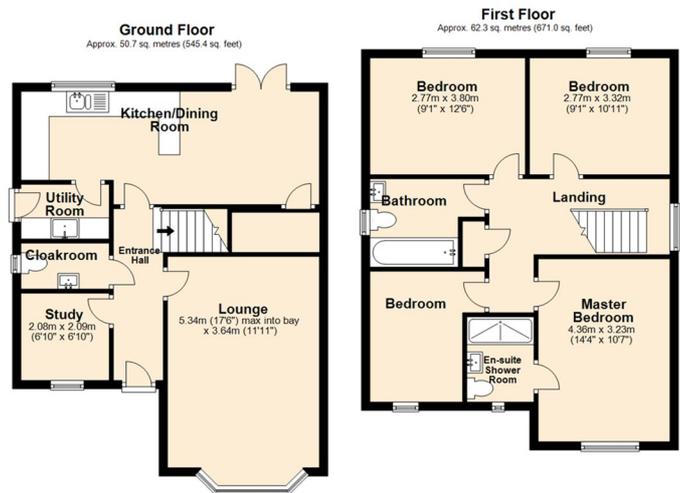
Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

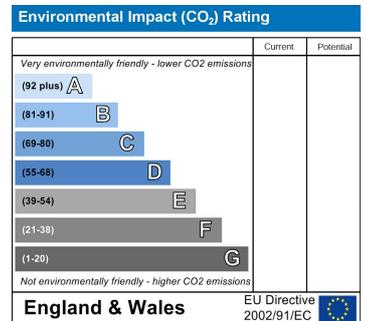
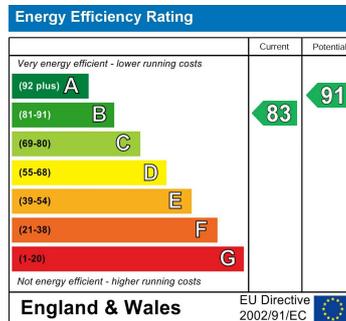
Our aim is keep our clients safe during this difficult time.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 113.0 sq. metres (1216.4 sq. feet)



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