

Offers Over £325,000

Jayman
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Estate Agents



Hardy Place

Lichfield, WS14 9FX

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Jayman offer for sale this beautifully presented three bedroom property on a quiet cul de sac on Hardy Place. Set over three floors the property offers a modern fitted kitchen, guest wc, spacious living room leading to the rear garden, two bedroom and a bathroom on the first floor and a very spacious master suite on the second floor with dressing room area and large ensuite shower room.

Outside is a pleasant rear garden and separate garage with parking bay.

Approach

12 Hardy Place is set just back from the main road on a quiet cul de sac location and offers the following accommodation (all measurements being approximate)

Reception hallway

With stairs leading to the first floor, useful understairs storage cupboard and doors leading to;

Fitted Kitchen 5'11" x 12'3" (1.81 x 3.74)

With a range of storage cupboards, sink and drainer, oven with hob and extractor above, fridge/freezer and space and plumbing for washing machine and dishwasher and with window to fore.

Living room / Diner 14'10" x 12'10" (4.53 x 3.92)

Spacious living room / diner with feature fireplace and double doors leading to the rear garden.

Guest WC

Comprising of wash hand basin and WC.

First Floor

Landing with doors leading to;

Bedroom 2 11'5" x 12'9" (3.5 x 3.9)

Spacious double bedroom with window to rear.

Bedroom 3 6'2" x 11'9" (1.89 x 3.6)

Bedroom with window to fore.

Bathroom

With suite comprising of bath with shower above, wash hand basin and WC.

Second floor master suite 12'9" x 11'0" (3.9 x 3.36)

Spacious double bedroom with velux windows to rear, opening to fitted wardrobes and then to the large ensuite shower.

Ensuite

Comprising of wash hand basin, wc and double walk in shower cubicle.

Garage

To the rear is a single garage with parking bay in front of it.

Rear Garden

Well maintained rear garden with lawn and patio areas and access to the rear (to the garage and parking).

Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

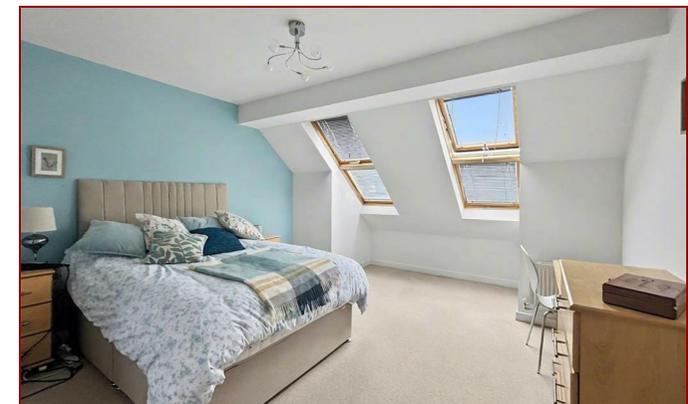
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- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

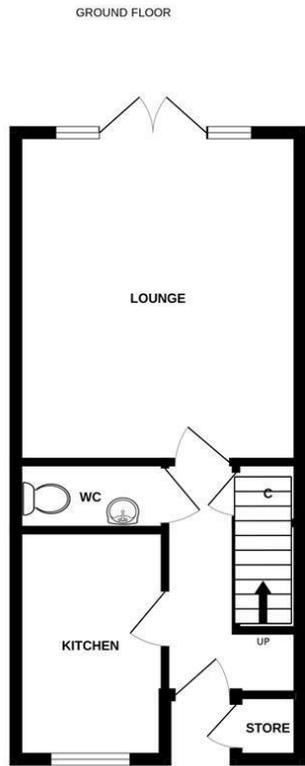
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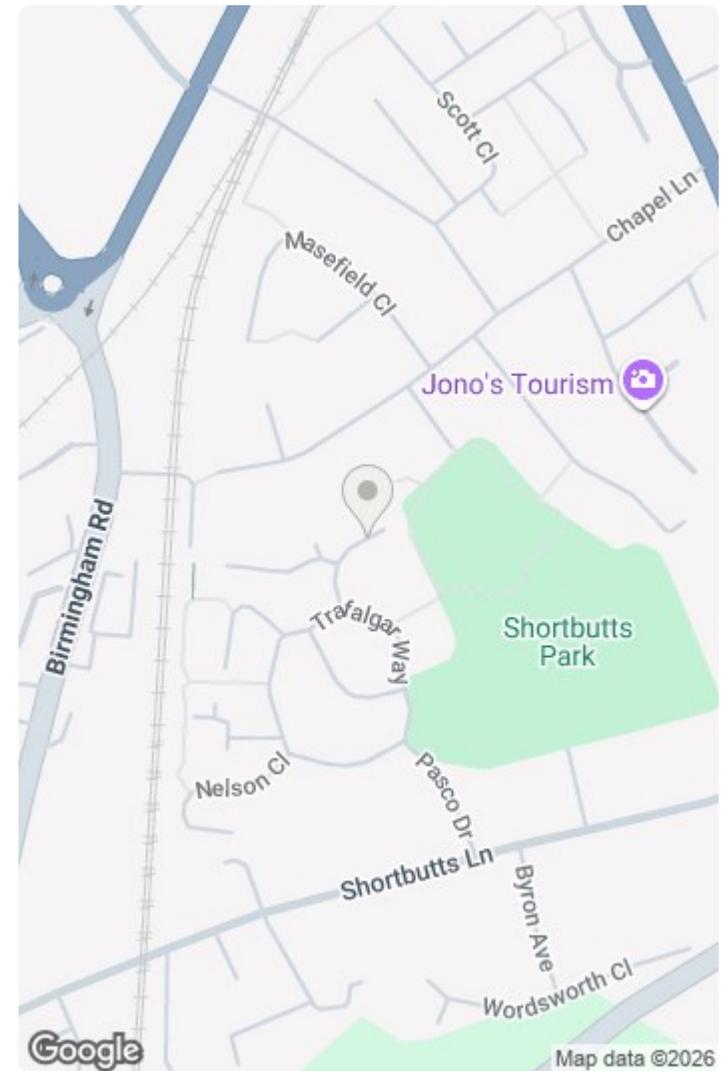
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12 HARDY PLACE, LICHFIELD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
102-154 A			102-154 A		
81-101 B			81-101 B		
62-80 C			62-80 C		
43-61 D			43-61 D		
25-42 E			25-42 E		
9-24 F			9-24 F		
1-8 G			1-8 G		
For energy efficient - higher running costs			For environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	89	England & Wales	EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

