



Waverley Walk,
Lichfield, Staffordshire, WS14 9EU
£795 PCM



TO LET. This spacious modern town house is conveniently located in a quiet residential area close to Lichfield City Centre and the city station. The property benefits from double glazing and gas fired central heating with entrance porch, reception hall, guest cloakroom, re-fitted kitchen and lounge/ diner. On the first floor there are three bedrooms and a bathroom. Outside the property is set back behind a large grassed area with pedestrian access and off road parking to rear. Available end of March

APPROACH

Approached via uPVC front door with obscure double glazed leaded light stained glass inset opens to

PORCH

having double glazed window to side, further obscure double glazed door leads to

RECEPTION HALL

having radiator, stairs to first floor with pine banister, useful under stairs area, further recessed storage cupboard.

CLOAKROOM

having obscure double glazed window to front, suite comprising low flush w.c., pedestal wash hand basin with tiled splashback,

LOUNGE/DINING ROOM

23' 9"(max) x 13' 7"(max) (7.01m 2.74m(max) x 3.96m 2.13m(max))

L-shaped room having double glazed bow window to front, two central heating radiators, double glazed sliding patio door to rear garden, further door to kitchen.

KITCHEN

8' 10" x 9' 6" (2.44m 3.05m x 2.74m 1.83m)

having double glazed window overlooking rear garden, double glazed door to rear, a range of fitted MODERN units briefly comprising 1 1/2 bowl stainless steel sink set in roll top worksurfaces extending to side and opposite with cupboards and drawers below, complementing wall mounted cupboards, tiled splashback, fitted electric hob, matching tall unit housing double oven, space for appliances.

ON THE FIRST FLOOR

Stairs ascend to a GALLERIED LANDING having access to roof space, linen cupboard housing wall mounted gas fired combination boiler.

BEDROOM ONE

11' 7" x 12' 10" (3.35m 2.13m x 3.66m 3.05m ")

having double glazed window to front, central heating radiator.

BEDROOM TWO

11' 11" x 12' 10" (3.35m 3.35m x 3.66m 3.05m)

having double glazed window to rear, central heating radiator.

BEDROOM THREE

6' 5" x 7' 10" (1.83m 1.52m x 2.13m 3.05m)

having double glazed window to front, central heating radiator.

BATHROOM

having obscure double glazed window to rear, central heating radiator, suite comprising panelled bath with shower over, pedestal wash hand basin, low flush w.c and ceramic wall tiling.

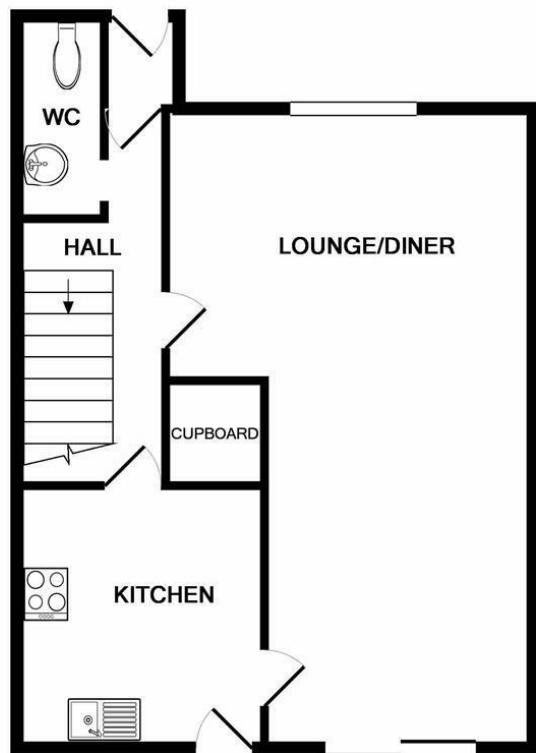
GARDENS

To the front of the property is an open foregarden with paved path to front door. To the rear of the house is an enclosed garden with a full width paved terrace with paved central path leading to rear through lawns enclosed within a fence boundary. Gate to rear leads onto rear COMMUNAL PARKING AREA.

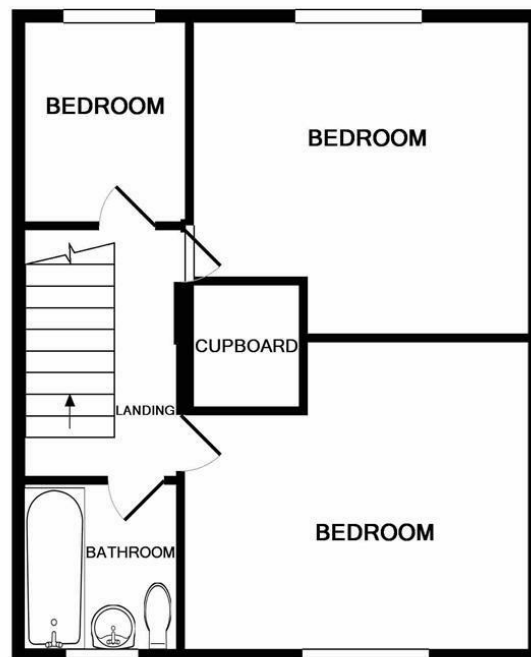
NOTES

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

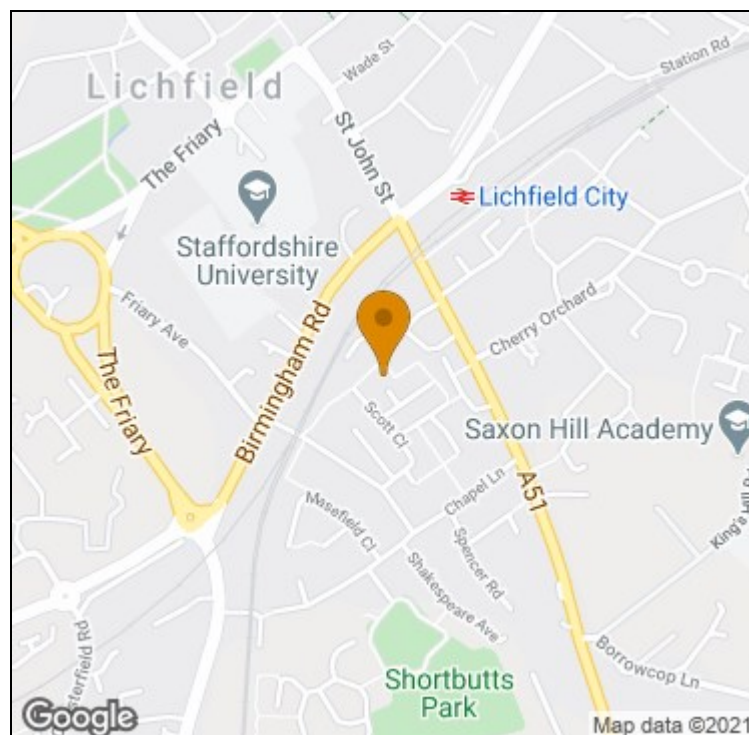


1ST FLOOR

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01543251310 e: lichfield@newtonfallowell.co.uk

www.newtonfallowell.co.uk