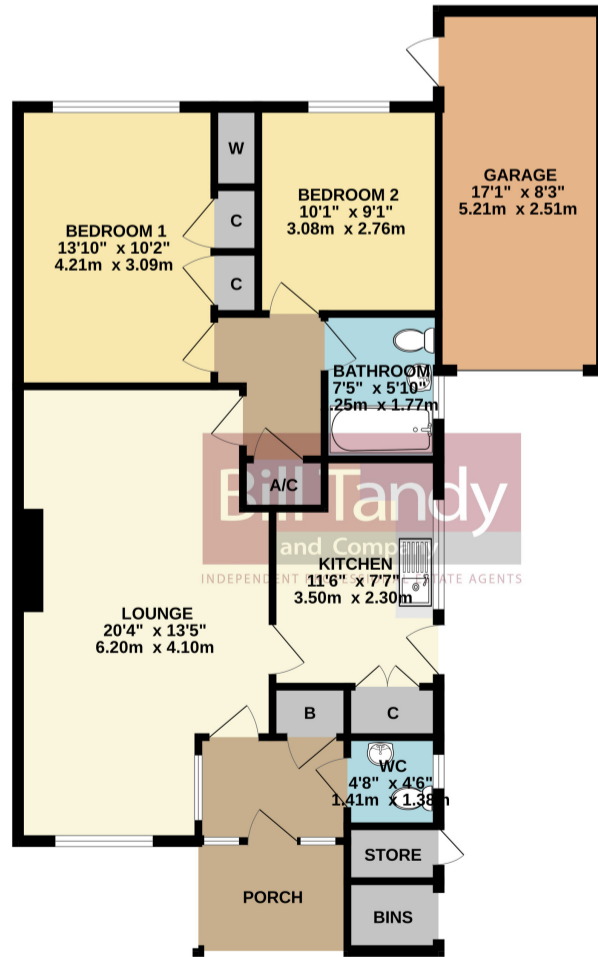




GROUND FLOOR



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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**5 Hayworth Road, Lichfield,  
Staffordshire, WS13 6AL**

## £295,000 Freehold

A rare opportunity to acquire a delightfully located bungalow in this well regarded cul de sac. Bungalows rarely become available in this road and this lovely example offers tremendous scope and potential for modernisation and refurbishment. The peaceful location is perfect for accessing Lichfield amenities. To fully appreciate the accommodation on offer, an early viewing is recommended.



### ENCLOSED PORCH

With obscured UPVC double glazed entrance door opening to;

### RECEPTION HALL

With coat store cupboard also housing the recently installed Ariston combination gas central heating boiler.

### FITTED GUEST CLOAKROOM

With WC suite and wash hand basin, with central heating time clock and obscured UPVC double glazed window.

### LOUNGE

6.2m max x 4.1m (20' 4" x 13' 5") With stone fireplace with raised hearth, UPVC double glazed window to front, double and single radiators, close screen and door linking through to;

### KITCHEN

3.5m x 2.3m (11' 6" x 7' 7") With double doored pantry store cupboard, preformed work surface space with base storage cupboards and drawers, wall mounted storage cupboards, one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, space for fridge and cooker, obscured double glazed window and door to side driveway, radiator.

### INNER HALLWAY

With access to loft space and built in airing cupboard with a lagged hot water cylinder and linen shelving.

### BEDROOM ONE

4.21m x 3.09m (13' 10" x 10' 2") with two doored store cupboard with double glazed window to rear and radiator.

### BEDROOM TWO

3.08m x 2.76m (10' 1" x 9' 1") With double door wardrobe, double glazed window to rear and radiator.



### BATHROOM

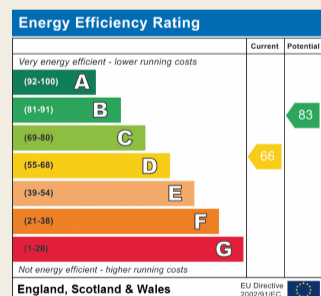
Having suite comprising of panel bath with mixer tap with a shower attachment together with pedestal wash hand basin and WC suite. Partial ceramic tiling, obscured double glazed window to side, double radiator.

### OUTSIDE

The property is set back off the road with a slabbed driveway and lawned fore garden with wrought iron gates leading to an inner driveway in turn on to the garage, with useful cold water garden tap and store cupboard. To the rear of the bungalow is a superb sized garden set principally to lawn with slabbed patio area, garden store shed and green house with fenced and hedged perimeters with established flower and herbaceous borders and a good degree of privacy.

### GARAGE

5.2m x 2.5m (17' 1" x 8' 2") With up and over entrance door, fluorescent light and power points and double glazed door connecting to rear garden.



### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.