



Holly Bank
Common Lane, Whittington

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom detached bungalow in a sought after village location.

The bungalow briefly comprises: porch, entrance hallway with lot of storage, a spacious front lounge and generous rear dining room, kitchen diner, guest WC, bathroom and shower room, plus three well proportioned bedrooms and an integral garage.

Externally there is a private driveway with ample parking plus a charming south facing private rear garden.

Other benefits include: UPVC double glazing and gas central heating throughout

Situated in the semi-rural village of Whittington the property benefits from the local amenities which include shops, post office, public houses, doctors surgery and chemists. There is excellent local schooling with the area falling into the Whittington Primary School and King Edwards, Lichfield catchment areas.

Commuter benefits include the A38, A5, M42 and M6 toll road linking the midlands motorway network. Cross country & Intercity train lines are just a short journey away to the neighbouring Cathedral City of Lichfield.

RECEPTION HALL:

Accessed via the porch through gazed french doors, it features; Carpeted flooring, ceiling light points, loft access hatch, useful storage cupboards, doors to the dining room, bedrooms, bathroom and shower room.

LOUNGE:

12' 6" x 19' 11" (3.80m x 6.06m)

Feature fireplace with open grate fire (space for electric fire), carpeted flooring, coving, TV aerial & phone sockets, ceiling light point, radiator, window to front and sliding doors to the dining room.

DINING ROOM:

12' 6" x 14' 0" (3.80m x 4.27m)

Carpeted flooring, ceiling light point, radiator, patio doors to the rear, doors to the hallway and further lobby leading to the WC and kitchen diner.

KITCHEN DINER:

9' 7" x 20' 2" (2.91m x 6.15m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for cooker, washing machine, fridge freezer and dishwasher, radiator, carpeted flooring, light points, windows to the front and rear.

WC:

Suite comprising: low level WC, wash hand basin, carpeted flooring, light point, radiator and window to rear.

FAMILY BATHROOM:

Suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, radiator, ceiling light and window to side.

WET SHOWER ROOM:

Walk in shower room in a wet room style.

MASTER BEDROOM:

14' 5" x 14' 2" (4.40m x 4.32m)

Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

13' 11" x 13' 11" (4.25m x 4.25m)

Carpeted flooring, ceiling light point, radiator, window to rear.

BEDROOM THREE:

9' 0" x 10' 6" (2.75m x 3.20m)

Carpeted flooring, ceiling light point, radiator, window to front.





GARAGE:

8' 8" x 16' 1" (2.65m x 4.91m)

Electric up and over front door, light and electric points.

EXTERNALLY:

The property is hidden from the roadside by a number of mature planted bushes and trees. The driveway offers parking for at least three vehicles and leads to the garage and entrance door. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds plus a garden shed.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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