



Maxtock Avenue
Lichfield

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Lovett&Co are delighted to offer for sale this spacious semi-detached family home set over three floors, situated on the sought after Darwin Park estate.

The property offers flexible living and sleeping accommodation which briefly comprises: entrance hallway, front sitting/dining room, modern fitted kitchen with rear dining area, separate utility, WC, first floor landing with doors to the principle lounge, family bathroom and bedroom, with stairs to the top floor landing with a further two double bedrooms and an en-suite to the master.

Externally there is a west facing private rear garden which collects the sun in the afternoon and evening, it features a lawn and decked patio area. There is also parking directly to the side of the property for two cars plus a garage.

Other benefits include: UPVC double glazing throughout and gas central heating and hot water supplied by a newly fitted (1 year old) gas combi' boiler.

RECEPTION HALL:

Accessed from the external porch via entrance door and comprising, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor and door to sitting room.

SITTING/DINING ROOM:

2.80m (9' 2") x 3.70m (12' 2")

Laminate flooring, ceiling light point, radiator, TV aerial point, window to front and doorway to kitchen.

BREAKFAST KITCHEN:

2.80m (9' 2") x 4.87m (16' 0")

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring hob with extractor hood, wall tiling, tiled flooring, ceiling light points, space and plumbing for further appliances, breakfast area with room for table & chairs with French doors to rear garden and door to utility.

UTILITY:

1.66m (5' 5") x 1.66m (5' 5")

Base units incorporating cupboards, space and plumbing for washing machine, housing boiler, tiled flooring, ceiling light point and door to WC.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to bathroom, bedroom and lounge with further stairway to the second floor.

LOUNGE:

4.63m (15' 2") x 3.68m (12' 1")

Laminate flooring, TV aerial point, study area, ceiling light point, radiator and windows to front.

BEDROOM THREE:

4.01m (13' 2") x 2.71m (8' 11")

Built in double wardrobes, carpeted flooring, ceiling light point, radiator and windows to rear.

FAMILY BATHROOM:

Modern white suite comprising: bath with shower fittings, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point, radiator and extractor fan.





SECOND FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access and doors to two bedrooms.

MASTER BEDROOM :

4.63m (15' 2") x 3.68m (12' 1")

Built in double wardrobes, carpeted flooring, radiator, ceiling light point, windows to front and door to:

EN-SUITE:

White suite comprising: shower cubicle, wash hand basin, low level WC, vinyl flooring, radiator and extractor.

BEDROOM TWO:

4.63m (15' 2") x 2.71m (8' 11")

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

VIEWING:

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

DISCLAIMER:

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