



Siddons Close
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three/four bedroom semi-detached family home situated at the end of a quiet cul-de-sac.

The property has been extended to the side on the ground floor and has a modern high spec finish throughout which briefly comprises: entrance hallway which opens to both the new modern fitted high spec kitchen and dining room, spacious rear lounge and conservatory, separate study/fourth bedroom, utility cupboard and guest WC, landing, modern fitted family bathroom, plus three bedrooms with a large dressing room to the master.

Externally there is a private block paved driveway with parking for at least three vehicles, plus a south west facing private rear garden which collects the sun throughout the afternoon and evening.

Other benefits include: UP C double glazing, gas central heating provided by a modern fitted Worcester Bosch boiler fitted around 2 years ago, plus loft area pull down ladder.

The property is situated in the catchment area for The Friary School, as well as within walking distance of the city centre which offers a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk

RECEPTION HALL:

Entrance door, solid oak flooring, ceiling spot lights, radiator, stairs to the first floor, openings to the kitchen and dining room, doors to the lounge, study, WC and utility cupboard.

LOUNGE:

15' 3" x 12' 0" (4.65m x 3.65m)

Solid oak flooring, TV aerial sockets, ceiling spot lights, radiator, large under stairs cupboard, window to rear and French doors to the conservatory.

EXTENDED KITCHEN:

8' 6" x 13' 6" (2.60m x 4.12m)

Range of matching high spec finished wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven/grill and microwave plus and induction hob with extractor hood, further integrated fridge and freezer, tiled flooring, ceiling spot lights, electric remote controlled Velux skylight, window to the front.

DINING ROOM:

7' 5" x 12' 10" (2.26m x 3.91m)

Solid oak flooring, ceiling light points, radiator and windows to the front.

CONSERVATORY:

8' 10" x 13' 1" (2.70m x 3.98m)

Poly-carbonate pitched roof, with a UPVC frame set on a brick base, vinyl flooring, double glazed windows and French doors to the garden.

STUDY/BEDROOM:

5' 4" x 12' 2" (1.62m x 3.70m)

Carpeted flooring, spot lights, radiator, window to the rear, electric remote controlled Velux skylights.

GUEST WC:

Modern fitted suite comprising: low level WC, bowl wash hand basin, spot lights, radiator, tiled flooring and window to the side.

UTILITY CUPBOARD:

Useful cupboard with space for further white goods, hanging space for coats and store shoes etc.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling spot lights, doors off to three bedrooms, family bathroom and access to the loft via a pull down ladder.

MASTER BEDROOM:

10' 1" x 12' 4" (3.08m x 3.76m)

Carpeted flooring, radiator, ceiling light point, window to the rear, opening to the dressing room, with fitted wardrobes and dressing tables.





BEDROOM TWO:

8' 4" x 11' 7" (2.54m x 3.54m)

Built in wardrobe, carpeted flooring, ceiling spot lights, radiator and window to the front.

BEDROOM THREE:

6' 9" x 11' 8" (2.07m x 3.55m)

Built in wardrobe, carpeted flooring, ceiling spot lights, radiator and window to the front.

FAMILY BATHROOM:

Modern fitted white suite comprising: bath with shower above and screen, wash hand basin set on drawer unit, low level W/C, wall tiling, tiled flooring, ceiling spot light, and window to the side.



EXTERNALLY:

At the front is a block paved drive with parking for three vehicles which leads to the front entrance door. The private rear garden is enclosed by fenced borders and features; patio area ideal for entertaining, lawn and 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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