



Sturgeons Hill
Lichfield

Sturgeons Hill

Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious four bedroom detached family home situated just a short walk from the city centre.

Being offered with NO ONWARD CHAIN.

The property offers an abundance of living and sleeping accommodation throughout as well as benefiting from an on-off driveway, garage and south facing landscaped rear garden which collect the sun throughout the day.

Internally the property briefly comprises: large reception hallway, spacious front front with side study area, rear dining room and sitting area, kitchen-diner, separate utility, downstairs WC, landing, four double bedrooms and a large family bathroom with full suite.

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

Just a five minute walk away from Lichfield City Centre which offers a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre, the property also benefits from excellent local schooling with King Edwards Secondary School, Neatherstowe and Friary roughly an equal distance away and St Michael's and St Joseph's Primary schools just around the corner. 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 two minute walk away

RECEPTION HALL:

UPVC entrance door, carpeted flooring, ceiling light point, stairs to first floor and doors to the WC, lounge and kitchen.

LOUNGE:

12' 0" x 15' 5" (3.65m x 4.70m)

Feature fireplace with fitted gas fire, carpeted flooring, coving, TV aerial sockets, ceiling light points, radiator, window to the front, opening to the side study area and French doors to the rear diner and sitting room.

REAR DINING & SITTING ROOM:

12' 0" max x 15' 1" (3.65m x 4.60m)

Carpeted flooring, ceiling & wall light points, radiators, window and patio doors to the rear garden.

KITCHEN-DINER:

11' 4" x 10' 6" (3.45m x 3.20m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill plus 4 ring electric hob with extractor hood, further integrated fridge and freezer, ample space for dining a table and chairs, carpeted flooring, ceiling light, radiator, window to the rear and door to the utility.

UTILITY:

8' 10" x 6' 1" (2.70m x 1.86m)

Further matching range of units with cabinets, work tops, sink and drainer with mixer tap, space for washing machine and dryer, light point, carpeted flooring, window to the rear and UPVC door to the side.

STUDY AREA:

5' 10" x 6' 11" (1.78m x 2.10m)

Carpeted flooring, ceiling light point, radiator, window to front and door to a large store cupboard at the rear.

DOWNSTAIRS WC:

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

GARAGE:

9' 0" x 17' 6" (2.75m x 5.33m)

Up and over electric operated front door, side entrance door, light and electric points, wall mounted Baxi combi boiler.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and large storage cupboard and loft access hatch.





BEDROOM ONE:

12' 0" x 10' 8" (3.65m x 3.25m)
 Built in wardrobe with sliding mirror doors concealing a vanity wash hand basin with cabinet, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

11' 6" x 10' 6" (3.50m x 3.21m)
 Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

8' 11" x 10' 6" (2.71m x 3.21m)
 Fitted wardrobes and dressing table, carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM FOUR:

12' 0" x 7' 10" (3.65m x 2.40m)
 Fitted wardrobes and dressing table, carpeted flooring, ceiling light point, radiator and window to the rear.

LARGE FAMILY BATHROOM:

Suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, bidet, wall tiling, carpeted flooring, ceiling spot lights, radiator and windows to the side and front.



GARAGE:

9' 0" x 17' 6" (2.75m x 5.33m)
 Up and over electric operated front door, side entrance door, light and electric points, wall mounted Baxi combi boiler.

EXTERNALLY:

At the front is an on off driveway with parking for three vehicles which leads to the front entrance door and garage. The private landscaped south facing rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, low maintenance artificial lawn, summer house, various trees, shrubs and flowerbeds.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



