



29

Lichfield Road  
Walsall Wood

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## Walsall Wood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented, traditional three bedroom semi detached house with a large rear garden.

On the ground floor the property features a spacious contemporary open plan living space with dining/sitting area and modern fitted kitchen. There is also a front lounge, bedroom, bathroom, utility and reception hall. On the first floor: two bedrooms and family bathroom.

Externally the property offers a generous private rear garden with large decked patio area, lawn plus superb summer house and bar. The garden also benefits from gated access to the local nature reserve. To the front is a two car driveway.

The property benefits from UPVC double glazing and new boiler(2020) providing central heating through out.

The property is well placed to take advantage of a wide range of amenities in Walsall, Aldridge and Sutton Coldfield town centres. The location also benefits from local shops, food outlets, leisure facilities, library and is with in walking distance of Walsall Wood nature reserve. Commuter routes include access to the A461, A5 and M6 toll roads linking the midlands motorway network with both local & national bus & train routes available from Walsall town centre.

### RECEPTION HALL:

UPVC front entrance door, solid oak flooring, ceiling light point, stairs to first floor accommodation, doors to sitting room, bedroom, bathroom and lounge.

### LOUNGE:

11' 11" x 11' 11" (3.63m x 3.64m)

Feature Fireplace with fitted coal effect gas fire set on a raised marble hearth with Ornate style surround, polished pine floor boards, TV aerial point, coving, ceiling light point, two radiators and bay window to front.

### DINING/SITTING AREA:

12' 0" x 10' 3" (3.66m x 3.13m)

Modern feature recess fireplace, wooden flooring, coving, ceiling light point, useful storage cupboard and open plan to kitchen.

### BREAKFAST KITCHEN:

17' 1" x 8' 10" (5.2m x 2.68m)

Range of matching wall and base units incorporating cupboards, drawers, display cabinets and work surfaces, inset stainless steel bowl sink and drainer with mono tap, integrated oven and four ring gas hob with stainless steel splash back and extractor hood, half height wall tiling, tiled flooring, ceiling light point, space for washing machine & fridge/freezer, space for dining table and chairs, windows and patio doors to rear garden.

### BEDROOM THREE:

6' 7" x 12' 9" (2.01m x 3.88m)

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

### MODERN BATHROOM:

White suite comprising: P shaped bath with shower fitting, cabinet wash hand basin, W/C, tiled flooring, ceiling light points and heated towel rail.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, access to loft, doors off to three bedrooms, airing cupboard and family bathroom.

### MASTER BEDROOM:

10' 2" x 10' 6" (3.09m x 3.21m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and bay window to front.

### BEDROOM TWO:

9' 8" x 12' 0" (2.94m x 3.66m)

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





**FAMILY BATHROOM:**

White suite comprising: bath with shower fitting & screen, pedestal wash hand basin, W/C, laminate flooring, ceiling light points, radiator and obscured window to rear.

**TENURE:**

We have been advised that the property is freehold.

**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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