



Wentworth Drive
Lichfield

Wentworth Road Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached bungalow situated in one of Lichfield's premier residential addresses.

The bungalow sits on a generous plot with two private driveways, and a large south facing rear garden with patio areas and lawn ideal for families and entertaining guests.

The property briefly comprises: entrance hallway, large lounge with conservatory to the rear, kitchen-diner, guest WC, family bathroom, four double bedrooms with a wet room to the fourth bedroom. There is also a large double garage and side access vestibule with utility area.

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

Made famous by its three-spired cathedral, Lichfield is found within un-spoilt surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

RECEPTION HALL:

UPVC entrance door, carpeted flooring, ceiling light point, cloak cupboard, radiator, doors to the kitchen-diner, lounge, guest WC and further inner-hallway leading to the bedrooms, bathroom and large store cupboard.

SPACIOUS REAR LOUNGE:

21' 11" x 18' 1" (6.68m x 5.50m)

Feature fireplace with a capped connection for gas fire, carpeted flooring, ceiling light points, radiators, window to side, twin patio doors to the rear conservatory.

CONSERVATORY:

19' 10" x 10' 5" (6.05m x 3.18m)

Pitched poly-carbonate roof with a UPVC frame set on a brick base, carpeted flooring, radiator, ceiling lights and fans, windows to the rear and French doors to the side.

KITCHEN-DINER:

9' 10" x 23' 0" (3.00m x 7.00m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill, 5 ring hob with extractor hood, space for a fridge-freezer and dishwasher, further space for a washing machine or dryer, space for a dining table and chairs, carpeted flooring, ceiling light points, window to rear and door to the side vestibule.

SIDE VESTIBULE:

UPVC doors to the front and rear, rear utility recesses with space for a tumble dryer and chest freezer, door into the garage.

DOUBLE GARAGE:

16' 3" x 18' 4" (4.95m x 5.60m)

Electric up and over front door, light and electric points, window to rear, cabinets with work top including sink and drainer with mixer tap, loft hatch to the attic space.

GUEST WC:

Low level WC, wash hand basin, carpeted flooring, ceiling light point, radiator, light point and window to the side.

FAMILY BATHROOM:

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

BEDROOM ONE:

18' 8" x 12' 10" (5.70m x 3.90m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and windows to the front.

BEDROOM TWO:

15' 5" x 9' 6" (4.70m x 2.90m)

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

BEDROOM THREE:

10' 0" x 14' 9" (3.06m x 4.50m)

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





BEDROOM FOUR:

13' 3" x 10' 10" (4.05m x 3.30m)
 Fitted wardrobe, carpeted flooring, ceiling light point, radiator, window to the side, French doors to the rear garden patio area, door into the wet room.

WET ROOM:

Fully tiled wet room with shower area, low level WC, wash hand basin, radiator, light point and extractor.

EXTERNALLY:

At the front are two tarmac driveways offering plenty of parking, plus the double garage which can easily accommodate an extra vehicle. The south facing rear garden has gated side access from either side of the property and features; patio areas ideal for entertaining, lawn perfect for families and pets to play, 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.

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