



Scotch Orchard
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom detached house, set on a good sized plot and just a short walk away from the city centre and local train station at Trent Valley.

The property briefly comprises: entrance hallway, large rear lounge, dining room, extended kitchen, landing, family shower room and three bedrooms.

Externally the property offers a generous mature private rear garden with paved patio area, lawn, hedged borders, mature trees, shrubs and plants. To the front is another good sized garden with pathway from the pavement to the front door. Furthermore there is off road parking and a garage to the rear of the property.

Other benefits include: New fitted UPVC windows and gas central heating throughout.

The location benefits from being within easy reach of Lichfield City centre with its wide range of shops, restaurants and other attractions whilst also being conveniently located for access to good local schooling, supermarket and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

RECEPTION HALL:

Upvc front door, Parquet flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to dining room, guest w/c and lounge.

LOUNGE:

4.32m x 3.80m

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with contemporary surround, oak flooring, coving, TV & phone sockets, wall light points, radiator and French doors to the rear garden.

KITCHEN:

3.05m x 5.13m

Range of matching wall and base units incorporating cupboards, drawers, display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring gas hob with extractor hood, space for all appliances, tiled splash backs, tiled flooring, strip lighting, window to rear and door to side of property.

DINING ROOM:

3.05m x 3.17m

Parquet flooring, ceiling light point, radiator and windows to front.

FIRST FLOOR LANDING:

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





MASTER BEDROOM :

4.31m x 3.80m max
Airing cupboard, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

3.08m x 3.69m
Carpeted flooring, ceiling light point, radiator and window to rear,

BEDROOM THREE:

2.25m x 2.76m
Carpeted flooring, window to front, ceiling light points and radiator.

SHOWER ROOM:

White suite comprising: shower cubicle with electric shower, vanity wash hand basin and cabinet, W/C, radiator, laminate flooring, ceiling light point and window side.



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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