



The Hedgerows
Shortbutts Lane, Lichfield

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Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom, executive detached house, set on a large and extremely private corner plot.

The property is situated on an exclusive and sought after development just off Shortbutts Lane.

On the ground floor, the property offers a good sized front lounge, separate dining room and large breakfast kitchen to the rear. There is also an inviting entrance hallway, useful utility and guest w/c. Upstairs are four bedrooms, landing area, modern fitted family bathroom and en-suite to the master.

Externally the property is situated at the end of a shared private driveway with mature trees to the front and side, there is a large driveway with ample parking leading to a detached double garage. To the rear is a generous sized, mature private rear garden with various trees, paved patio area and lawn. The property benefits from UPVC double glazing and gas central heating through out.

Made famous by its three-spired cathedral, Lichfield is found within unspoilt 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:

Entrance door, ceiling light point, radiator, stairs to first floor, useful storage cupboard, doors to the lounge, kitchen and guest w/c.

LOUNGE:

5.50m x 4.70m

Feature Inglenook fireplace, laminate flooring, TV aerial, Internet & phone sockets, ceiling light point, radiator, bay window to the front and door to the dining room.

DINING ROOM:

3.20m x 2.98m

Laminate flooring, ceiling light points, radiator and patio doors to rear garden.

BREAKFAST KITCHEN:

5.39m x 4.03m

Range of matching fitted 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 gas hob and extractor hood, space for further appliances, wall tiling, tiled flooring, coving, ceiling light points, radiator, breakfast bar, door to utility, window and patio doors to rear garden.

UTILITY:

Base units incorporating, inset bowl sink and drainer with mono tap, space for washing machine, tiled flooring, ceiling light point, radiator, wall mounted boiler and door to side of property.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, airing cupboard, window to side, loft access hatch, doors off to four bedrooms and family bathroom.

MASTER BEDROOM:

3.78m x 3.35m

Built in wardrobe, wooden flooring, radiator, ceiling light point, window to front and side, door to the en-suite.





EN-SUITE SHOWER ROOM:

Modern fitted suite comprising: shower cubicle, low level WC, cabinet hand basin, radiator, ceiling light point, tiled flooring and window to side.

BEDROOM TWO:

3.38m x 3.35m
Wooden flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

3.25m x 2.01m
Wooden flooring, recessed open wardrobe, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

2.98m x 3.35m
Wooden flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

Modern fitted white suite comprising: freestanding tub bath with shower attachments, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, heated towel rail and window to 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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