



Winter Close  
Lichfield

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Lovett&Co Estate agents are pleased to offer for sale this well presented three bedroom semi-detached house situated within a quiet cul-de-sac on a popular residential area in Lichfield.

The property features a superb contemporary open plan layout on the ground floor, with lounge, kitchen-diner and porch. On the top floor are three bedrooms and family bathroom.

Externally the property offers a good sized private rear garden and a lawn garden to the front. The property benefits from UPVC double glazing and central heating through out.

Situated in the cathedral city of Lichfield and within walking distance of the city centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Supermarkets and gym facilities can be found just over the road.

### **PORCH:**

Front entrance door and door to lounge.

### **LOUNGE:**

4.50m x 4.00m

Feature fireplace, carpeted flooring, coving, TV & phone sockets, ceiling light points, archway to rear sitting area, radiator and open plan to kitchen-diner.

### **KITCHEN-DINER:**

4.50m x 2.90m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, wall tiling, space and plumbing for appliances, wall mounted boiler, useful storage cupboard tiled flooring, radiator and ceiling light point. Door and window to rear garden.

### **FIRST FLOOR LANDING:**

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

### **BEDROOM ONE:**

2.56m x 4.40m

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

### **BEDROOM TWO:**

2.56m x 2.90m

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

### **BEDROOM THREE:**

1.82m x 3.07m

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





**FAMILY BATHROOM:**

White suite comprising: P shaped bath with shower over and screen, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, ceiling spot lights and window to rear.

**EXTERNALLY:**

There is a small front garden with pathway to the front door. Parking is on street at the front and there is a service road at the rear. The low maintenance rear garden has block paved patio areas, rear and side gated access plus some planted borders.

**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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