



Terry Close  
Lichfield

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## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented and superbly maintained, four bedroom detached home, set in a sought after location and short walk away from Lichfield Cathedral City Centre.

On the ground floor the property features a spacious lounge, modern fitted breakfast kitchen, dining room and rear extended sitting room/home office space with feature velux sky light. There is also new fitted guest w/c, entrance hallway and integral garage. Upstairs are four well proportioned bedrooms with en-suite to the master, landing and family bathroom.

Externally the property offers a two car block paved driveway to the front. To the rear is a charming, good sized landscaped garden with gated side access, paved patio area with a large decking area at the bottom of the garden covered with a timber Gazebo, ideal for outdoor entertaining and a lawn with attractive planted borders.

The property is located in the cathedral city of Lichfield and benefits from many attractions including a wide range of shops, restaurants & bars 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.

### **ENTRANCE HALLWAY:**

Front entrance door, laminate flooring, ceiling light point and double doors to lounge.

### **LOUNGE:**

4.83m x 4.68m

Feature free standing electric fire, carpeted flooring, coving, TV & phone sockets, wall light points, recessed spot lights, vertical radiator, bow window to front and door to dining room.

### **DINING ROOM:**

2.55m x 4.05m

Laminate flooring, wall and ceiling light points, radiator, carpeted stairs to first floor, open plan to sitting room and door to kitchen.

### **SITTING ROOM/HOME OFFICE SPACE:**

2.62m x 2.41m

Laminate flooring, electric vertical radiator, wall light points, recessed spot lights, feature velux sky light and patio doors to the rear garden. This space could be ideal as a home office or play room.

### **KITCHEN:**

4.6m x 4.12m

Range of matching wall and base units incorporating wine rack and work surfaces, inset 1.5 bowl sink and drainer with mono tap, electric oven and 5 ring gas hob with extractor hood, integrated dishwasher, space and plumbing for further appliances, wall tiling, Karndean flooring, ceiling light points, recessed spot lights, kitchen island/breakfast bar, two windows to rear, door to side of property, doors to guest w/c and garage.

### **GUEST W/C:**

White suite comprising: cabinet wash hand basin, w/c, half height wall tiling, Karndean flooring, ceiling light point and wall mounted boiler.

### **INTEGRAL GARAGE:**

2.90m x 3.20m

Up and over door, power and lighting.

### **FIRST FLOOR LANDING:**

Carpeted flooring, recessed spot lights, access to loft, doors off to four bedrooms and family bathroom.

### **MASTER BEDROOM:**

3.75m x 3.17m

Carpeted flooring, radiator, ceiling light point, door to en-suite and window to rear.

### **EN-SUITE:**

White suite comprising: shower cubicle, cabinet wash hand basin, w/c, wall tiling, vinyl flooring, ceiling light point and window to rear.

### **BEDROOM TWO:**

3.48m x 3.25m

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





**BEDROOM THREE:**

3.77m x 2.47m  
 Carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM FOUR:**

3.38m x 2.85m  
 Carpeted flooring, ceiling light point, radiator and window to rear.

**FAMILY BATHROOM:**

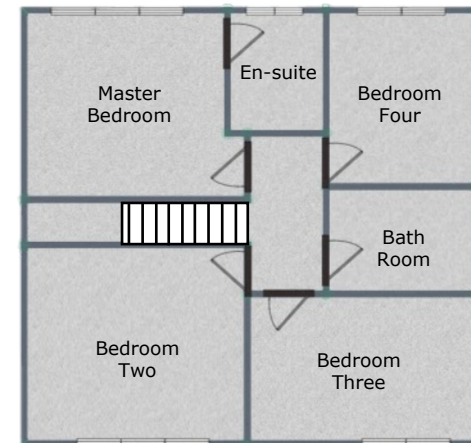
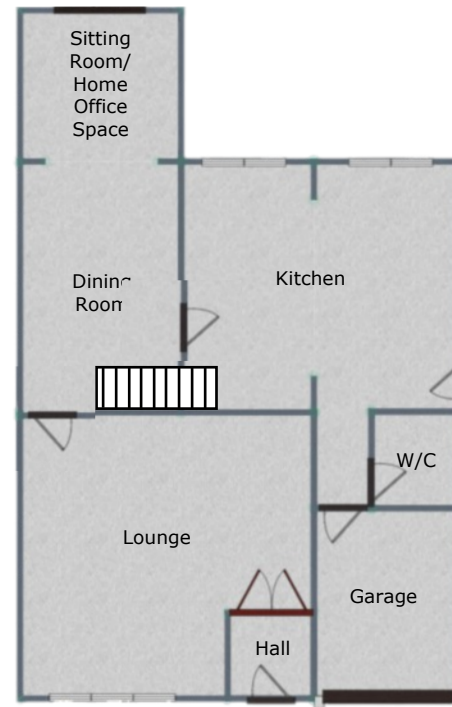
White suite comprising: bath with shower over and screen, wash hand basin, w/c, wall tiling, laminate flooring, ceiling spot lights and window to side.

**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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Total size of property: 1243 sq.ft, 115 sq.m.

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