



Quarry Lodge  
Tamworth Road, Lichfield



# Quarry Lodge

## Lichfield



Lovett&Co. Estate Agents are pleased to offer you this unique opportunity to purchase a stunning two bedroom ground floor apartment set in the Grade II listed Quarry Lodge.

Distinguished from the roadside by its parapets, turret and tower, this stand out property offers a stunning light and spacious living room with high ceilings and bay window, a charming kitchen with integrated appliances and stained glass windows to the hallway, a modern fitted shower room with under-floor heating, a large double bedroom with built in wardrobes plus a single room with a window door out to the gardens. The hallway also offers plenty of storage with both large wardrobes and an under stairs cupboard.

Externally there are well kept communal garden areas, a private driveway leading to the ample parking as well as a single garage situated under the coach house to the rear.

The property has undergone some updates including: luxury Karndean flooring and carpets, updated central heating system with radiators fitted (2021) and new boiler fitted (2019), the new shower room and updated kitchen.

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.

### KITCHEN:

12' 0" x 9' 6" (3.65m x 2.90m)

Range of fitted wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap,

new integrated appliances including: oven and 4 ring gas hob with extractor hood, fridge and freezer, wine chiller plus space for a washing machine and dishwasher, recess spot lights and central ceiling light, window to the side, entrance door from the communal lobby, Karndean flooring, stained glass windows and opening to the hallway.

### HALLWAY:

Karndean flooring, ceiling light points and recess spot lighting, large wardrobe cupboards offering extra storage set behind panelling, and under stairs cupboard, radiator, doors to the living room, bedrooms, shower room and opening to the kitchen.

### LIVING ROOM & DINER:

20' 6" into bay x 14' 10" (6.25m x 4.51m)

Feature bay window with views onto the garden at the front, ornamental fireplace with decorative mantle, luxury fitted carpeted flooring, impressive high ceilings, wall and ceiling light points, ample space for a dining table and chairs.

### BEDROOM ONE:

13' 0" x 10' 4" (3.97m x 3.15m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point, stained glass window to the hallway, and window to the side.

### BEDROOM TWO:

5' 7" x 10' 3" (1.72m x 3.14m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window/door to the communal garden.

### SHOWER WET-ROOM:

Modern fitted wet room style suite comprising: same level flooring throughout and under-floor heating, walk in shower cubicle with glass screen and mains fitted shower, pedestal wash hand basin and low level W/C, wall tiling, tiled flooring, ceiling spot lights, extractor and chrome fitted towel rail radiator.





#### **GARAGE:**

Situated beneath the coach house to the rear it features an up and over door.

#### **EXTERNALLY:**

At the front is a private driveway flanked by the garden areas and bushes, which leads up to the main parking area, entrance door and garage. The communal garden areas feature well maintained lawns, bushes, trees and flower beds, all facing the south and enjoying the sun throughout the day.

#### **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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