



Lichfield Road  
Sandhills, Walsall Wood



# Lichfield Road Sandhills



Lovett & Co. Estate Agents are delighted to present for sale this stunning four-bedroom detached bungalow, offering breathtaking countryside views to both the front and rear.

This versatile property provides flexible living accommodation, with the principal bedroom also offering the potential for use as an additional lounge. Furthermore, pre-existing planning permission is in place for an attic extension, which would add three further bedrooms, an en-suite, and a balcony overlooking the picturesque fields to the rear.

Internally, the property briefly comprises: an inviting entrance hallway with elegant parquet flooring, a spacious rear lounge featuring bi-fold doors leading to a sunroom, and an open-plan kitchen with an adjoining breakfast area. Additional spaces include a utility room, a shower room, a garage, a family bathroom, and three generously sized double bedrooms plus a single room.

Externally, the property boasts a private driveway with ample parking to the front, alongside gated access to the substantial rear garden. The beautifully maintained outdoor space includes a patio and an extended lawn, enjoying sunlight throughout the day.

Additional benefits include UPVC double glazing and gas central heating throughout.

## **PORCH:**

UPVC front into a small porch entrance with ceramic tiled flooring and further door to the main hallway.

## **HALLWAY:**

Stunning oak parquet flooring, ceiling light point, doors to the bedrooms, bathroom and kitchen, plus loft hatch with pull down ladder to the large attic space.

## **LOUNGE:**

9' 10" x 11' 10" (3.00m x 3.60m)

Feature recess fireplace with fitted gas fire, carpeted flooring, radiator, bi-folding doors to the sun-room and open plan to the kitchen.

## **SUN ROOM:**

9' 4" x 7' 7" (2.85m x 2.31m)

Insulated and tiled roof with UPVC windows and French doors to the garden, tiled flooring, radiator and light point.

## **KITCHEN:**

10' 8" x 10' 7" (3.25m x 3.22m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and wooden work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and grill plus induction hob with extractor hood, further integrated dishwasher, space for a fridge-freezer, parquet flooring, ceiling spot lights, opening to the breakfast area and utility.

## **BREAKFAST AREA:**

7' 10" x 6' 7" (2.40m x 2.00m)

Ample room for a dining table and chairs, ceiling skylight, window to the side, radiator, doors to the shower room and garage, plus opening to the utility.

## **UTILITY:**

Further range of matching wall and base units with work tops, cabinets, sink and drainer with mono tap, space for a washing machine and dryer, oak parquet flooring, spot lights, storage cupboard, pantry cupboard and cloak cupboard, UPVC door to the garden.

## **GARAGE:**

7' 10" x 10' 7" (2.40m x 3.22m)

Split opening metal front door, light and electric points, laminate flooring, door to the breakfast area.

## **SHOWER ROOM:**

Modern suite with walk in shower, low level WC, cabinet wash hand basin, tiled flooring, heated towel rail, spot light and window to the side.

## **BATHROOM:**

Modern fitted suite comprising: bath with shower over and screen, cabinet wash hand basin and low level WC, tiled flooring, heated towel rail, spot lights, window to the rear.





### **BEDROOM ONE/LOUNGE:**

10' 6" x 13' 9" (3.20m x 4.20m)

Feature gas fireplace, built in wardrobe, carpeted flooring, radiator, ceiling light point and window to the front.

### **BEDROOM TWO:**

11' 10" x 10' 2" (3.60m x 3.10m)

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

### **BEDROOM THREE:**

10' 6" x 11' 10" (3.20m x 3.61m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

### **BEDROOM FOUR:**

10' 6" x 7' 1" (3.20m x 2.15m)

Built in wardrobes, carpeted flooring, radiator, light point and window to the side.



### **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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