



Church Way
London

Church Way Longdon

Lovett&Co. Estate Agents are delighted to present this superbly presented three-bedroom link-detached family home, boasting a stunning contemporary finish throughout.

Nestled in the highly sought-after semi-rural village of Longdon, this charming property offers direct access to scenic dog-walking paths and open fields, conveniently accessible via a rear garden gate.

The spacious and well-designed interior features an inviting entrance hallway leading to a stylish, modern fitted breakfast kitchen and a spacious lounge with a log burner, which seamlessly opens into the rear dining room. A stunning garden room with bi-fold doors provides a bright and airy space with direct access to the patio, perfect for entertaining. The ground floor also benefits from a modern shower room. Upstairs, the landing leads to three generously sized double bedrooms and a contemporary family bathroom, all finished to a high standard.

Externally, the property benefits from parking for up to three cars at the front, while the beautifully landscaped rear garden enjoys all-day sunshine. The outdoor space includes a patio area, well-maintained lawn, mature planted borders, a shed, and an upper terraced area with gated access to open fields, making it perfect for nature lovers and families alike.

This exceptional home is ideal for those seeking a blend of modern living and countryside charm. Other benefits include: UPVC double glazed windows, and gas central heating throughout provided by a modern fitted boiler fitted around 4 years ago.

It is situated in the sought after village of Longdon, just north of the popular Cathedral City of Lichfield with its wide range of amenities. It is in close proximity of Cannock Chase an area of outstanding natural beauty, perfect for walking, riding or cycling. There is a post office and primary school in the village. Commuter benefits include A5, A38, M42 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City.



RECEPTION HALL:

Wooden entrance door, engineered oak flooring, radiator, light points stairs to the first floor, under stairs cupboard, door to the lounge, and openings to the kitchen and garden room.

LOUNGE:

10' 2" x 18' 8" (3.10m x 5.68m)

Feature fireplace with fitted log burner, carpeted flooring, coving, TV aerial sockets, ceiling light points, radiator, window to the front and opening to the dining area.

DINING AREA:

9' 8" x 11' 0" (2.95m x 3.36m)

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

BREAKFAST KITCHEN:

7' 1" x 17' 10" (2.15m x 5.44m)

With a vaulted ceiling and exposed beams, the contemporary kitchen offers a range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 5 ring gas hob with extractor hood, further integrated dishwasher, space for a fridge freezer, washing machine, tiled flooring, ceiling light points and recessed lighting, window to the front and French doors to the rear garden.

GARDEN ROOM:

9' 7" x 8' 2" (2.92m x 2.50m)

Feature ceiling skylight and aluminium framed bi-fold doors to the rear garden, engineered oak flooring, radiator, door to the shower room.

SHOWER ROOM:

Modern suite comprising: shower cubicle with mains fitted shower, wall mounted wash and basin with drawer unit, low level WC, wall and floor tiling, ceiling spot lights.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch with pull down ladder to the boarded attic space, doors off to three bedrooms and the family bathroom





BEDROOM ONE:

10' 2" x 10' 6" (3.11m x 3.21m)

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

BEDROOM TWO:

10' 2" x 10' 0" (3.11m x 3.05m)

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

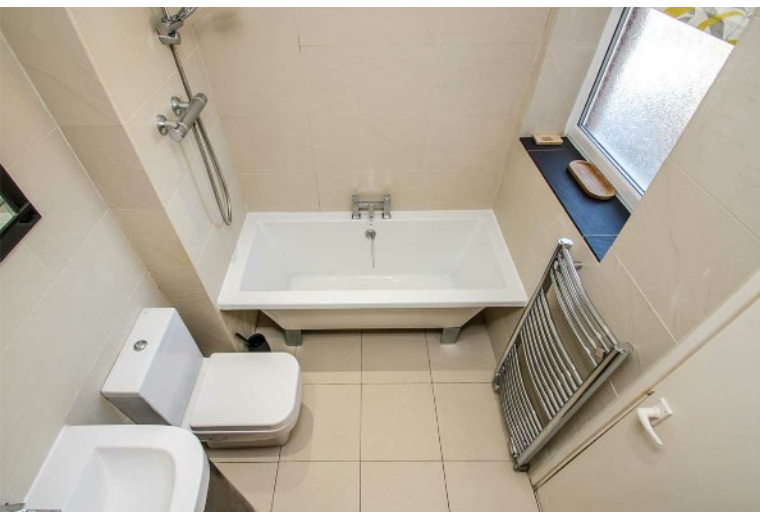
BEDROOM THREE:

9' 7" x 8' 4" (2.92m x 2.54m)

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

FAMILY BATHROOM:

White suite comprising: bath with side taps and mains shower above, cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, heated chrome towel rail, ceiling spot lights, airing cupboard and obscure window to front.



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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