



£375,000

Longbridge Road  
Lichfield

# Longbridge Road Lichfield



Lovett&Co. Estate Agents are delighted to present this spacious three-bedroom detached bungalow, offered with no onward chain.

Set on a generous plot, this property offers incredible scope to redevelop into a substantial family home – a precedent already established on the street.

Inside, you'll find an open-plan lounge and dining area, kitchen, bathroom, and three double bedrooms. There is also a detached garage and outside store/WC.

Outside, the large, private rear garden collects the sun throughout the day, perfect for outdoor living, and the expansive front offers ample parking.

Situated in a highly sought-after area south of Lichfield's historic Cathedral City, you'll enjoy a diverse range of amenities, excellent transport links (A38, M6 Toll, A5, A51), and direct train services to Birmingham and London Euston.

This is a truly unique chance to create your dream home in a prime location (subject to planning).

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

## RECEPTION HALL:

## OPEN PLAN LOUNGE-DINER:

18' 1" max x 26' 6" max (5.50m x 8.07m)

## KITCHEN:

8' 8" x 12' 8" (2.65m x 3.85m)

## INNER HALLWAY:

## BEDROOM ONE:

14' 2" x 11' 8" (4.33m x 3.55m)

## BEDROOM TWO:

8' 6" x 14' 2" (2.60m x 4.32m)

## BEDROOM THREE:

9' 3" max x 16' 11" max (2.81m x 5.15m)

## FAMILY BATHROOM:

5' 5" x 8' 8" (1.65m x 2.65m)

## VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

## DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





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