



The Paddock
Lichfield

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Lovett&Co. Estate Agents are delighted to offer for sale this superbly extended modern detached family home, ideally situated in a sought-after cul-de-sac on The Paddock.

The property is offered with **no upward chain** and must be viewed internally to be fully appreciated.

The accommodation briefly comprises: reception hall, lounge, spacious open-plan dining kitchen, laundry, ground floor shower room, three first floor bedrooms and family bathroom. Externally, there are gardens to the front and rear together with a garage and parking to the rear.

It also falls within a highly regarded school catchment area, making it an excellent choice for families.

Made famous by its three-spired cathedral, Lichfield is found within unspoilt surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

RECEPTION HALL

Double glazed entrance door with side window, radiator, laminate flooring, and door opening to the lounge.

LOUNGE

4.87m x 3.80m max (16'0" x 12'6" max)
Featuring a double glazed window to the front, radiator, two useful under-stairs storage cupboards, laminate flooring, feature fireplace and door leading to the kitchen-diner.

OPEN PLAN DINING FAMILY KITCHEN

7.83m x 2.88m max (25'8" x 9'5" max 7'7")

A bright and spacious room with double glazed patio doors and rear window overlooking the garden, two radiators, tiled flooring, a range of wall and base units with round-edge worktops, inset stainless steel sink with drainer, and spaces for a dishwasher, fridge, and cooker, plus door which leads to the laundry room. There is space for both dining table and chairs as well as sitting area.

LAUNDRY ROOM

1.70m x 1.15m (5'7" x 3'9")

With tiled flooring, plumbing for a washing machine, and space above for a tumble dryer, plus door leading to the shower room.

SHOWER ROOM

1.68m x 1.54m (5'6" x 5'1")

Comprising an obscure double glazed window to the front, radiator, corner wash hand basin with tiled surround, low flush W.C., and shower cubicle with shower unit.

FIRST FLOOR LANDING

Obscure double glazed window to the side, loft access, and doors to the bedrooms and family bathroom.

BEDROOM ONE

3.80m x 3.24m (12'6" x 10'8")

Double glazed window to the front, radiator, laminate flooring, and feature built-in wardrobes.

BEDROOM TWO

3.81m max (2.95m min) x 2.55m (12'6" max 9'8" min x 8'4")

Double glazed rear window, radiator, laminate flooring, and built-in wardrobe.





BEDROOM THREE

3.71m x 2.02m max (12'2" x 6'8" max)
Double glazed window to the front, radiator, laminate flooring, over-stairs storage cupboard, and built-in wardrobe.

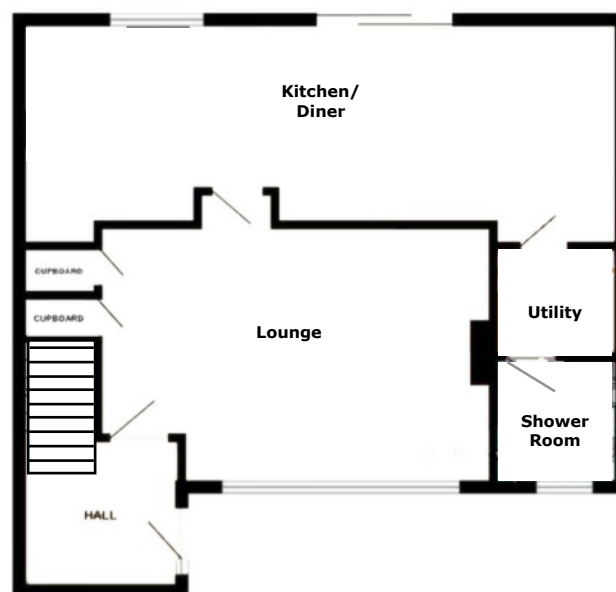
MODERN BATHROOM

2.26m x 1.64m (7'5" x 5'5")
Obscure double glazed window to the rear, radiator, and a modern white suite comprising pedestal wash hand basin with tiled splashback, low flush W.C., bath with Triton shower over, and airing cupboard.

OUTSIDE

To the front is a lawn garden with mature shrubs and conifers for screening, together with a paved pathway to the front entrance and side access gate.

The rear garden features a large paved patio spanning the width of the property, outside cold water tap, shaped lawn with flowerbed borders, and a pathway leading to the rear gate, garage, and parking space. Boundaries are fenced and partly walled for privacy.



SINGLE GARAGE

Situated to the rear of the property with parking space in 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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