



Tamworth Road
Lichfield

Tamworth Road Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this charming three bedroom detached, character property, situated in a sought after location and set on a generous plot with potential to extend STPP.

Built to a high standard in the 1950's, the property has only had one owner from new. The property has an abundance of character whilst offering spacious living and sleeping accommodation with superbly proportioned rooms throughout.

Externally there is a large, mature, private rear garden which is not overlooked and features a lawn, patio area, large garden shed, fish pond and a variety of mature plants, shrubs and trees. To the front is a driveway with ample parking and landscaped garden.

On the ground floor, the property features an impressive entrance hallway accessing the spacious lounge with rear dining area, fitted kitchen and guest w/c. There is also an adjoining good sized garage to the side. Upstairs is a landing with access to two spacious double bedrooms and a further good sized single bedroom plus a family bathroom.

The property also benefits from central heating and double glazing throughout.

The property is located in the south of 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.

RECEPTION HALL:

Accessed via the front porch and featuring: Front entrance door, wooden Parquet flooring, coving, ceiling light point, radiator, useful storage area,

carpeted stairs to first floor accommodation, doors to kitchen, guest w/c, lounge and dining area.

LOUNGE:

3.62m x 4.23m into bay

Feature fireplace with fitted gas fire, carpeted flooring, coving, TV socket, ceiling light points, built in shelves, radiator and sliding doors to dining area.

DINING AREA:

3.10m x 3.79m

Carpeted flooring, coving, ceiling light points, radiator and French doors to the rear garden.

KITCHEN:

3.91m x 2.72m

Range of matching wall and base units incorporating storage cabinets and work surfaces, inset bowl sink and drainer with mono tap, space and plumbing for appliances, vinyl flooring, ceiling light point, radiator, useful pantry, bay window to rear, door to vestibule with further doors to garage and boiler room housing the boiler.

GARAGE:

2.62m x 5.13m

Electric roller shutter door, light and power points, window and door to the rear garden

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to the loft, doors off to three bedrooms, airing cupboard and family bathroom.

MASTER BEDROOM:

3.87m x 4.39m

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

BEDROOM TWO:

3.47m x 3.78m

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





BEDROOM THREE:

2.54m x 2.95m

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

FAMILY BATHROOM:

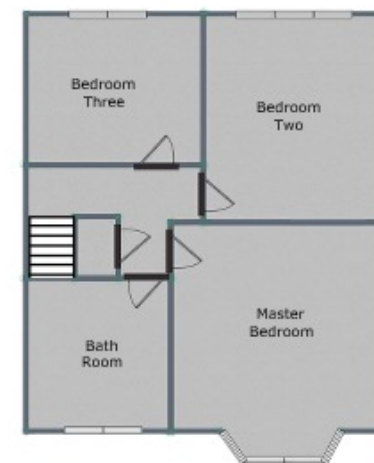
Suite comprising: bath with electric shower, pedestal wash hand basin, W/C, wall tiling, carpeted flooring, ceiling light point and window to front.

VIEWING:

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

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.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

