



Tamworth Road  
Lichfield

# Tamworth Road Lichfield



Lovett&Co. Estate Agents are delighted to offer this rare opportunity to purchase a spacious three/four bedroom detached bungalow set on one of Lichfield's premier residential streets.

Set back from the man road and situated on a substantial plot, the property is approached via the driveway and boast both large front and rear landscaped gardens, plus ample parking and a detached double garage.

Internally the property briefly comprises: porch, entrance hallway, open plan living room and sitting area, breakfast kitchen, dining room, three double bedrooms with an modern fitted en-suite to the master bedroom, a family bathroom, plus study/fourth bedroom. There is also a large attic space which could be converted into further bedroom spaces subject to planning.

Other benefits include: UPVC double glazing and gas central heating throughout, provided by a recently fitted Glow-worm combi' boiler.

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.

Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

## RECEPTION HALL:

Accessed via the porch it features: entrance door, radiator, light points, carpeted flooring, alarm panel, doors to the lounge, bedrooms and bathroom. There is also access to the large attic space via a pull down ladder and hatch.

## LOUNGE AND REAR SITTING AREA:

15' 4" max x 22' 1" max (4.67m x 6.73m)

Open plan living area with both sitting areas to the front and rear, carpeted flooring, exposed ceiling beams, TV aerial & phone sockets, ceiling and wall light points, radiators, windows to both the front and rear overlooking the gardens.

## STUDY AREA:

7' 9" x 7' 6" (2.36m x 2.29m)

Carpeted flooring, ceiling light point, radiator, window to side, doors to the breakfast kitchen and dining room.

## BREAKFAST KITCHEN:

9' 7" x 14' 1" ( 2.92m x 4.29m )

Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring gas hob with concealed extractor hood, further integrated fridge, freezer and dishwasher, space for a washing machine, breakfast bar with window overlooking the garden to the rear, tiled flooring, radiator, recess spot lights, window and door to the patio area.

## DINING ROOM:

7' 9" into recess x 14' 4" (2.36m x 4.37m)

Carpeted flooring, ceiling light points, radiator, windows to the front and side plus built in cupboards for storage.

## MASTER BEDROOM:

10' 4" x 14' 8" into wardrobe (3.15m x 4.47m)

Built in wardrobes with matching dressers, carpeted flooring, radiator, ceiling light point, windows to the side and rear, double doors to the en-suite.

## EN-SUITE:

Modern fitted en-suite comprising: walk in shower cubicle, low level WC, wash hand basin, heated chrome towel rail, wall tiling and ceramic tiled flooring, light point, mounted mirror and wall light plus extractor.

## BEDROOM TWO:

14' 9" x 10' 10" ( 4.50m x 3.30m )

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

## BEDROOM THREE:

8' 4" x 14' 8" into wardrobe (2.54m x 4.47m)

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





**OFFICE/BOX BEDROOM:**

5' 3" x 8' 10" (1.60m x 2.69m)

Built in cupboard, carpeted flooring, ceiling light point, radiator and window to side, perfect for use as a home office.

**FAMILY BATHROOM:**

Modern fitted white suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling and tiled flooring, ceiling light point, heated chrome towel rail, extractor fan and window to rear.

**DETACHED DOUBLE GARAGE:**

Twin up and over front metals doors, light and electric points, pitched roof offering extra storage and window to the side.

**FRONT GARDEN AND DRIVEWAY:**

Set back from the main road and approached via the driveway there are bushes and hedges to the front offering extra privacy from the main road, plus a lawn garden with well maintained borders and flower beds. The block paved driveway offers parking for several vehicles and accesses the double garage. There is also a small courtyard area just outside the front perfect for a morning coffee.

**PRIVATE REAR GARDEN:**

The large private rear garden benefits from it elevated position which collects the sun all day long, especially throughout the summer months. It features two patio

areas, perfect for entertaining or eating outside, one of which has steps up to the upper tier of the garden accessing the lawn and second patio area. The large lawn area is bordered by hedged and fenced border with planted flower beds and access to the summer house in the rear corner. There is also side gated access from the 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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