

Lichfield Road
Pelsall



Lovett&Co. Estate Agents are delighted to present this exceptional four-bedroom family home, beautifully renovated and finished to an outstanding contemporary standard. Offering spacious and versatile living accommodation throughout, this impressive property combines modern luxury with practical family living, making it an ideal home for growing families.

OFFERED WITH NO-ONWARD CHAIN.

The property underwent an extensive programme of renovation in 2015, including a new roof with additional insulation, complete replastering, rewiring and new plumbing. More recently, the kitchen, utility room and bathrooms have been further upgraded with stylish, high-specification fittings and finishes, ensuring the home is ready to move straight into.

The accommodation briefly comprises an inviting entrance hallway leading to a superb open-plan living, dining and kitchen space, creating the perfect hub for family life and entertaining. There is also a separate front living room, utility room, guest WC and an additional reception room, currently utilised as a playroom but equally suited as a home office or snug. On the first floor are three generous bedrooms, including a superb principal bedroom with en-suite, together with the contemporary family bathroom. A further staircase leads to the converted attic level, providing a spacious fourth bedroom with useful eaves storage.

Externally, the property continues to impress with a generous driveway providing off-road parking for several vehicles. To the rear is a beautifully landscaped, low-maintenance garden featuring patio seating areas and artificial lawn, offering an ideal space for children to play and for outdoor entertaining. A truly unique feature is the hidden "secret garden", accessed via a discreet side passage, which opens into an additional substantial garden complete with further patio areas, artificial lawn and three versatile sheds/summer houses. For those who prefer, the artificial lawn could easily be reinstated to natural grass. There is also a garage store to the front.

RECEPTION HALL:

Entrance door, radiator, spot lights, laminate flooring, stairs to first floor and under stairs storage, door to the play room, guest WC and dining area.

OPEN PLAN LIVING AREA/DINER & KITCHEN:

27' 11" x 21' 9" (8.50m x 6.62m)

Impressive open plan room combining the dining and sitting areas, with the stunning high spec breakfast kitchen. It features laminate flooring, radiators, recess fireplace, light point, spot lights, French doors to the garden, double doors to the lounge and further door into the utility.





KITCHEN:

Range of complimentary wall and base units incorporating cabinets, drawers and resin work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, integrated double oven and microwave, 5 ring gas hob with extractor hood, further integrated fridge-freezer, dishwasher and wind cooler plus second freezer.

LOUNGE:

11' 10" x 13' 1" into bay (3.60m x 4.00m)

Ceiling and wall light points, radiator, carpeted flooring and bay window to the front.

UTILITY ROOM:

Further range of matching wall and base units with fitted cabinets, resin work tops, space and plumbing for a washing machine and dryer, spot lights, and cupboard housing the boiler.

SITTING/PLAY ROOM:

8' 9" x 17' 7" (2.67m x 5.37m)

Carpet tiled flooring, radiator, light point, window to the side. Versatile room that could be a home gym, office, snug etc.

GUEST WC:

Modern fitted suite with fitted cabinet wash hand basin, low level WC, wall tiling and Karndean flooring, spot lights, extractor fan.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and further staircase to the top floor.

BEDROOM ONE:

3.56m (11' 8") x 3.3m (10' 10")

A range of built in wardrobes, carpeted flooring, radiator, ceiling light points, window to the front and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, vanity unit with wash hand basin, WC and cabinets, wall tiling and Karndean flooring, spot lights, radiator and window to the rear.

BEDROOM TWO:

10' 6" x 12' 0" (3.20m x 3.65m)

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

BEDROOM THREE:

11' 10" x 10' 10" (3.60m x 3.30m)

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

FAMILY BATHROOM:

Modern fitted suite comprising: free standing bath, separate walk in shower, vanity wash hand basin, low level W/C and cabinets, wall tiling and Karndean flooring, ceiling spot lights and window





to rear.

TOP FLOOR LANDING:

Carpeted flooring, spot lights, window to the rear, access to the eaves storage, door to the forth bedroom.

BEDROOM FOUR:

15' 3" x 14' 6" (4.65m x 4.42m)
Carpeted flooring, radiator, window to rear, Velux window to the front, further eaves storage spaces.

GARAGE STORE:

7' 11" x 3' 11" (2.41m x 1.19m)
Electric front door, automatic light, electric points and outside tap.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only