

Lovett & Co.
estate agents

The Leasowe
Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this much cherished three bedroom detached family home situated in sought after Lichfield location and being offered with NO ONWARD CHAIN.

The property offers huge potential with space to either side and the rear to extend subject to planning.

The property briefly comprises: entrance hallway, front reception room/diner, large rear lounge, kitchen, side entrance with doors to the WC and store cupboard, landing, three bedrooms and a family bathroom. There is also a garage to the side.

Externally, there is an on-off driveway with space for several cars, plus large "suntrap" rear garden with patio and lawn area, ideal for families to enjoy.

The property is located in Lichfield, with its wide range of shops, restaurants and other attractions 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:

Entrance door, light point, radiator, doors to the ground floor accommodation and stairs to the first floor.

LOUNGE:

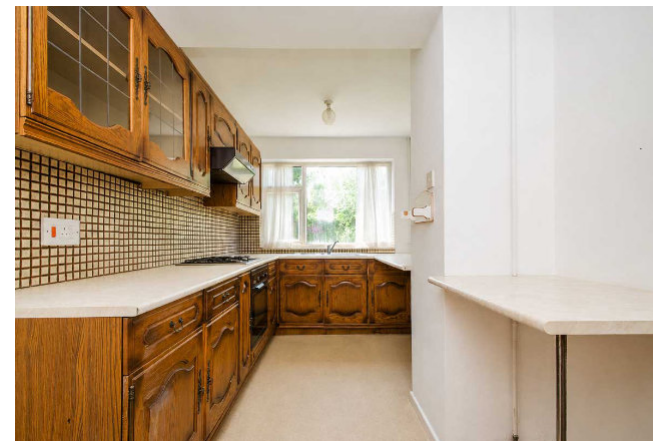
12' 0" x 17' 11" (3.65m x 5.45m)

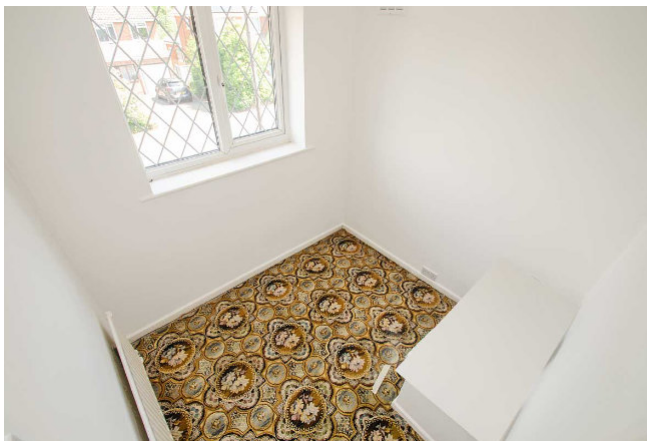
Feature fireplace, carpeted flooring, light points, radiators and patio door to the garden.

DINING ROOM:

12' 0" x 10' 5" (3.65m x 3.17m)

Feature fireplace, carpeted flooring, ceiling light points, radiator and bay windows to front..





KITCHEN:

7' 7" x 14' 0" (2.30m x 4.27m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob, space for white goods, radiator, light points, large pantry cupboard, door to the side access.

SIDE ACCESS:

UPVC doors to the front and rear, tiled flooring, doors to the store cupboard and WC.

WC:

Low level WC, light point, tiled flooring and window to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft hatch.

BEDROOM ONE:

12' 0" x 10' 4" (3.65m x 3.16m)

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

BEDROOM TWO:

12' 0" x 10' 1" (3.65m x 3.07m)

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

BEDROOM THREE:

7' 5" x 6' 9" (2.26m x 2.05m)

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

FAMILY BATHROOM:

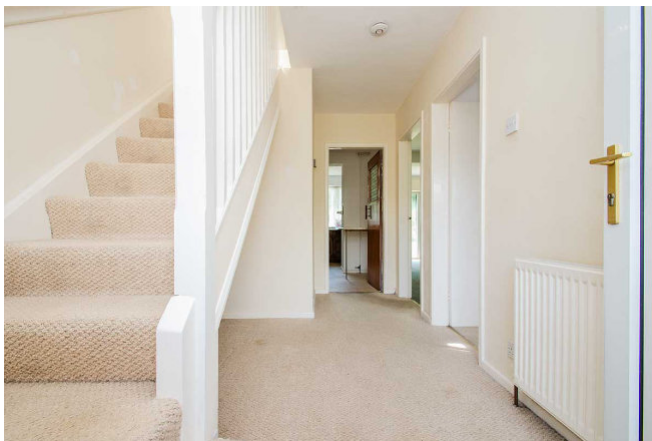
White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, ceiling light, radiator, airing cupboard housing the boiler and window to rear.

GARAGE:

7' 9" x 22' 3" (2.36m x 6.77m)

Electric up and over front door, light point, door and window to the rear garden.





VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only