

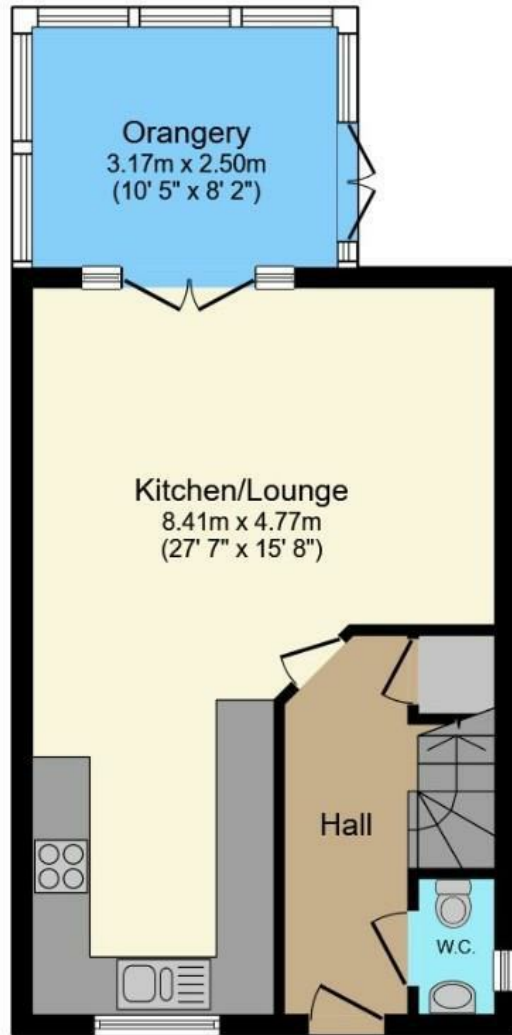


2 Livingstone Drive, Lichfield, WS14 9NY

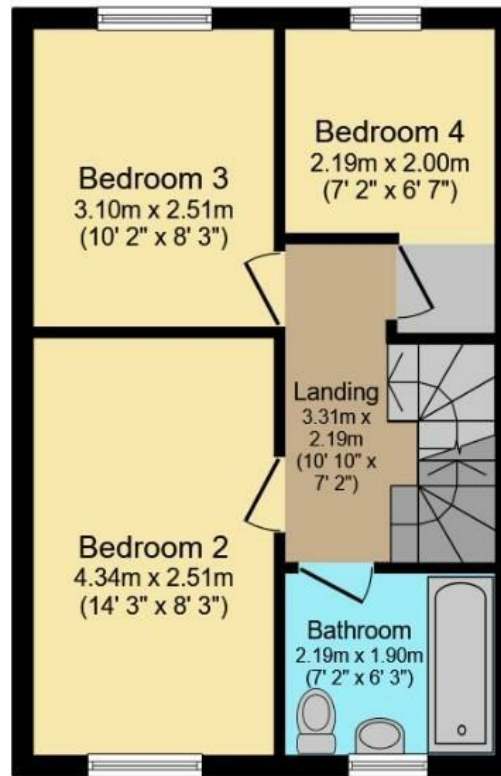
£380,000

this well positioned and updated family home is perfect for commuters due to its close proximity to Lichfield Trent Valley rail station and is located in a private cul-de-sac. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hallway, Guest WC, Open plan family Living Room, upgraded Kitchen and Orangery. First Floor Landing, Three Bedrooms and a Family Bathroom. Second Floor Home Office space, Master Bedroom and upgraded En-suite. Low maintenance garden to the rear and parking to the front in a gated development. Viewings available immediately. EPC rating - C

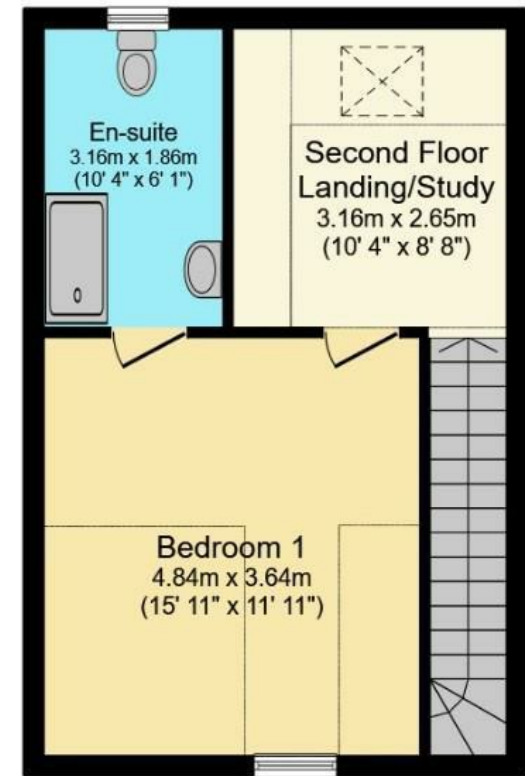
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 117.1 sq.m. (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a useful under stairs storage cupboard with space and plumbing for a washing machine and the central heating boiler. Ceiling light point, radiator, tiled flooring and stairs to the first floor

### Guest WC

having a vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

### Living Room

being open plan with the kitchen and having a ceiling light point, radiator, laminate flooring and UPVC double-glazed French doors into the

### Orangery

having a brick base, solid roof and UPVC double-glazed units. Inset ceiling spotlights and UPVC double-glazed French doors into the garden

### Kitchen

having a range of wall and base units, Quartz work surfaces with co-ordinating upstands and an inset stainless steel sink with a hot water tap and counter top drainer. Electric oven, Induction hob with extractor hood and further integrated appliances including a microwave, fridge-freezer and dishwasher. Inset ceiling spotlights, laminate flooring and a UPVC double-glazed window to the front aspect

### First Floor Landing

having a ceiling light point, radiator, laminate flooring and stairs to the second floor

### Bedroom Two

having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

### Bedroom Three

having a useful built-in double wardrobe providing hanging and storage space. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

### Bedroom Four

having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

### Family Bathroom

having a tiled bath with a tiled surround and an over head mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

### Second Floor Landing/Study

having a ceiling light point, Velux window and a radiator

### Master Bedroom

having a range of wall mounted, fitted storage shelves. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect. Door into the

### En-suite

having a fully tiled walk-in shower enclosure with an over head mains powered fitment, vanity hand wash basin with a tiled splash back, wall mounted illuminated mirror and a close-coupled WC. Inset ceiling spotlights, extractor fan, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

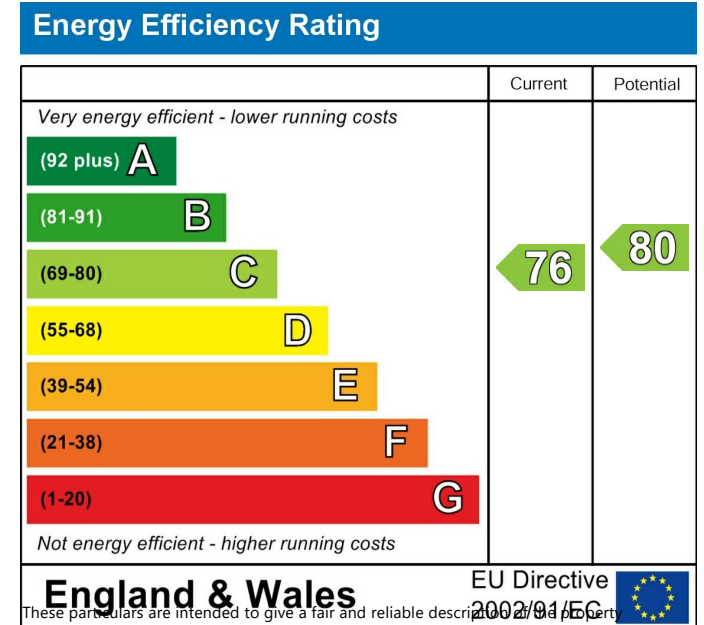
### Outside

the front of the property is set back from the road down a private driveway and has a paved pathway to the front entrance door, two allocated parking spaces and a pedestrian gate to the side which gives access to the rear garden

the rear garden is low maintenance and has a paved patio with well stocked raised timber beds, bark and pebbled areas, useful outside water tap and a timber storage shed. Pedestrian gate access to the front of the property

### AGENTS NOTE

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