

**HUNTERS**  
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5 Bulldog Lane, Lichfield WS13 7LN

£900,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

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# Bulldog Lane, Lichfield WS13 7LN

a fabulous opportunity to acquire your forever home on one of Lichfields most sought after roads within easy reach of the popular city centre and all of the surrounding amenities including Lichfield Cathedral, the Garrick Theatre and a Michelin star restaurant as well as the convenient transport links that the city has to offer. This property offers just over 2,600 square feet of accommodation making it the perfect family home, in brief, this comprises of; Reception Hallway, Guest WC, Living Room, Dining Room, Conservatory, re-fitted Kitchen and Utility Room. First Floor Galleried Landing, Master Bedroom with en-suite Bathroom, Four further Bedrooms and a Family Shower Room. Second Floor Bedroom and Shower Room. Driveway Parking and a large Garage to the front, Garden with Patio to the rear. EPC rating - D





#### **Reception Hallway**

accessed via a UPVC double-glazed door with complimentary side panels and having a useful under stairs storage cupboard. Ceiling light point, coving, radiator, Karndean flooring and stairs leading to the first floor

#### **Guest WC**

having a vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, Karndean flooring and a UPVC double-glazed window to the front aspect

#### **Living Room**

having a feature Inglenook style fireplace with an inset coal effect gas fire, marble effect hearth, wood mantle and UPVC double-glazed units to either side. Inset ceiling spotlights, coving, two wall light points, two radiators, UPVC double-glazed patio door into the Conservatory and a UPVC double-glazed bay window to the front aspect

#### **Dining Room**

accessed via double oak doors from the Living Room and having a useful fitted contemporary sideboard. Ceiling light point, coving, radiator, Karndean flooring, door into the Kitchen and UPVC double-glazed French doors into the



#### **Conservatory**

having a brick base and UPVC double-glazed units and can be accessed from the living room and dining room. Two wall light points, Karndean flooring and UPVC double-glazed French doors into the rear garden

#### **Kitchen**

being refitted to a high specification in April 2023. having a range of wall and base units with Quartz work surfaces and co-ordinating upstands, inset stainless steel sink and a half with a counter top drainer. Fitted with Neff appliances including an electric oven, combi oven and warming drawer, five ring gas hob with extractor fan, fridge, freezer and dishwasher. Inset ceiling spotlights, vertical radiator, Karndean flooring and a UPVC double-glazed window to the rear aspect. Door into the

#### **Utility Room**

having wall and base units co-ordinated with the kitchen, Quartz work surfaces with upstands and a stainless steel sink with drainer. Ceiling light point, useful larder cupboard, appliance spaces for a washing machine and tumble drier, radiator, Karndean flooring, UPVC double-glazed window to the rear aspect and a UPVC double-glazed door to the side

#### **First Floor Galleried Landing**

with inset ceiling spotlights and stairs to the second floor



#### **Master Bedroom**

benefitting from two double fitted wardrobes providing ample hanging and storage space. Ceiling light point, coving, decorative half panelling to the walls, radiator and a UPVC double-glazed window to the front aspect. Door into the

#### **En-suite Bathroom**

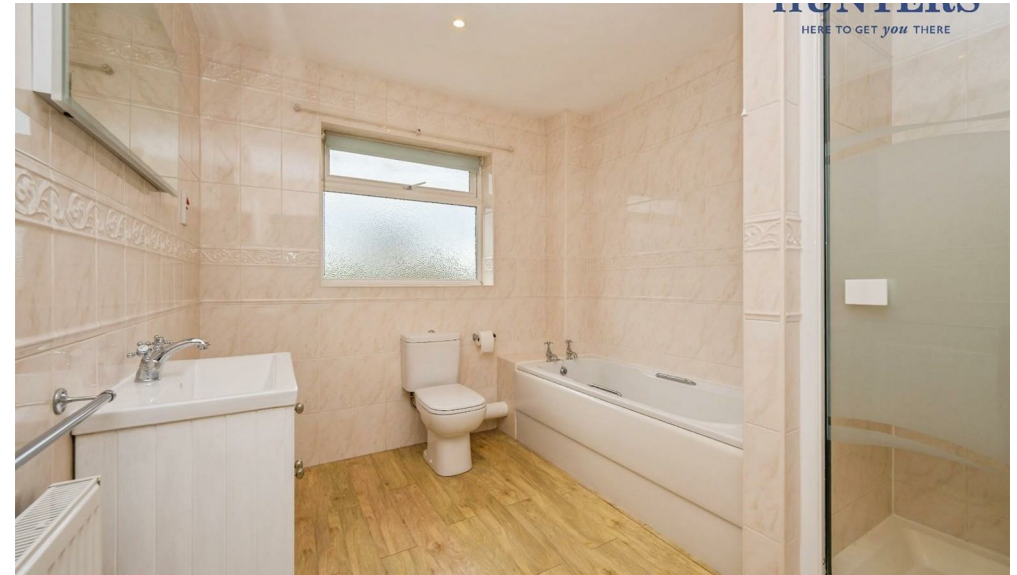
having a four-piece suite comprising of a panelled bath, shower enclosure with an electric fitment, vanity hand wash basin with an illuminated mirror above and a close-coupled WC. Inset ceiling spotlights, tiling to the walls, radiator, Karndean flooring and a UPVC double-glazed window to the rear aspect

#### **Bedroom Two**

having a double fitted wardrobe. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

#### **Bedroom Three**

again benefitting from a double fitted wardrobe. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect



#### **Bedroom Four**

again with a double fitted wardrobe. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

#### **Bedroom Five/Office**

used by the current owners as an office but is still a generous single bedroom benefitting from a double fitted wardrobe. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

#### **Family Shower Room**

having a fully tiled double walk-in shower with an overhead mains powered fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, decorative half panelling to the walls, useful fitted storage cupboard, radiator, Karndean flooring and a UPVC double-glazed window to the rear aspect

#### **Second Floor**

accessed via stairs from the first floor landing and having a Velux window to the front aspect providing plenty of natural light

#### **Bedroom Six**

benefitting from plenty of eaves storage. Inset ceiling spotlights, radiator



and two Velux windows to the rear aspect and one to the front aspect  
\*\*please note that some areas of this room may have some restricted head height\*\*

#### **Shower Room**

having a fully tiled shower cubicle with an electric over head fitment, pedestal hand wash basin with tiled splash back and a close-coupled WC. Inset ceiling spotlight, extractor fan, radiator, Amtico flooring and a Velux window to the side aspect

#### **Outside**

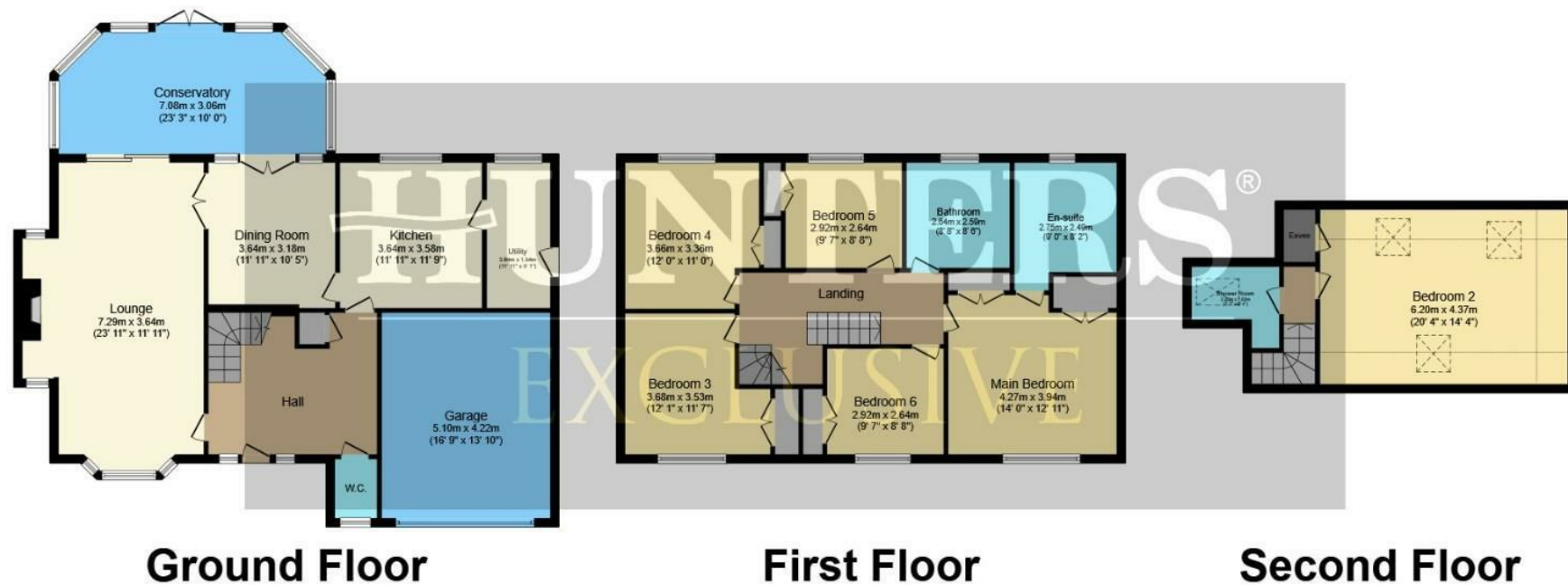
the front of the property is set back from the road with well established hedges and trees, block paved frontage with a covered porch accessing the front entrance door. There is a tarmac driveway providing off road parking and access to the garage which is larger than average and has a sliding door, light, power, useful water tap and the central heating boiler. A pedestrian gate gives access to the side of the property.

the rear garden has a lawn with well stocked and established borders filled with plants and shrubs, there is a paved terrace and patio seating area perfect for entertaining and al-fresco dining. A useful timber storage shed,

timber bin store, an outside water tap and access to the front of the property

#### **AGENTS NOTE**

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



Total floor area 246.2 sq.m. (2,650 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).  
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