

High Grange
Lichfield

3 2 1

Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom semi-detached family situated in a well established residential area of north Lichfield.

Being offered with NO ONWARD CHAIN.

The property occupies a generous plot, with extended rear garden perfect for keen gardeners and families to enjoy. There is also private driveway to the front and integral garage.

The accommodation briefly comprises: entrance hall, front lounge, dining area with extended rear sitting area, kitchen and side vestibule leading to the ground floor WC. The first floor has three well proportioned bedrooms, a separate WC and shower room all accessed from the landing area. There is also a loft space accessed from the landing.

Other benefits include UPVC double glazing and gas central heating provided by a modern combi boiler (fitted approx 4 years ago).

Ideally located, the property enjoys convenient access to a range of local amenities including the neighbouring Morrisons supermarket, Beacon Park and the historic city centre of Lichfield, which offers an excellent selection of shops, restaurants, cafés and leisure facilities all within walking distance. There is also excellent schooling all within walking distance.

ENTRANCE HALL:
Entrance door, carpeted flooring, light point and further door into the lounge.

LOUNGE:
12' 4'' x 12' 0'' (3.76m x 3.67m)
Feature fireplace with fitted gas fire, carpeted flooring, ceiling light points, radiator, window to the front and French doors to the dining area.

DINING & SITTING ROOM :
20' 11'' x 10' 0'' max (6.38m x 3.06m)
Extended living area with carpeted flooring, wall light points, radiators, bay window to the rear, stairs to the first floor and door to the kitchen.













KITCHEN:
10' 11'' x 9' 1'' (3.34m x 2.76m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and washing machine, under stairs cupboard, light point, windows to the rear, door into the side vestibule with further storage area (ideal for a fridge/freezer), and door into the garage.

GARAGE:
7' 7'' x 17' 1'' (2.30m x 5.20m)
Up and over front door, light and electric points, wall mounted gas boiler.

SIDE VESTIBULE:
Doors to the front and rear gaining access to the rear garden, light points, doors to the garage, kitchen and WC.

GUEST WC:
Suite comprising: low level WC, wash hand basin, light point and window to the rear.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, airing cupboard, loft hatch, window to the side, doors off to three bedrooms, WC and shower room.

BEDROOM ONE:
12' 2'' x 12' 0'' (3.72m x 3.67m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:
12' 2'' x 9' 2'' (3.72m x 2.80m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:
7' 11'' x 9' 2'' (2.42m x 2.80m)
Built in cupboard, carpeted flooring, ceiling light points, radiator and window to the front.

SHOWER ROOM:
White suite comprising: shower cubicle, vanity wash hand basin and cabinet, vinyl flooring, heated towel rail, ceiling lights and window to rear.

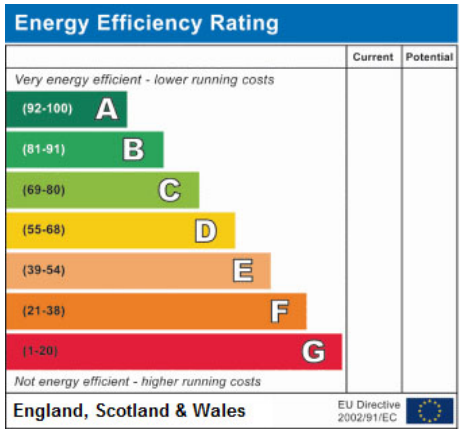
WC:
Low level WC, vinyl flooring, light point and window to the rear.













For illustrative purposes only

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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