

Lovett 
& Co.
estate agents

Victory Close
Lichfield





Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom semi-detached family home with stunning open plan ground floor layout.

The property has a modern contemporary finish throughout and briefly comprises: entrance hallway, open plan living area and kitchen, landing, spacious top-floor master bedroom with en-suite and views to the Cathedral, two further well proportioned bedrooms on the first floor plus family bathroom.

There is also a sunny rear garden with patio, lawn and shed, ideal for families to enjoy and for entertaining guests plus allocated parking at the rear for two cars.

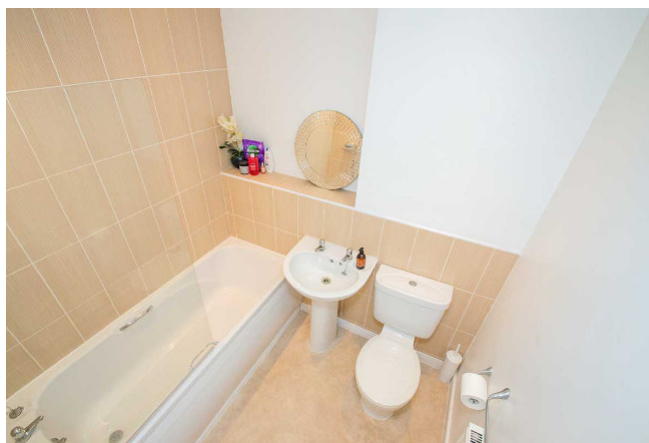
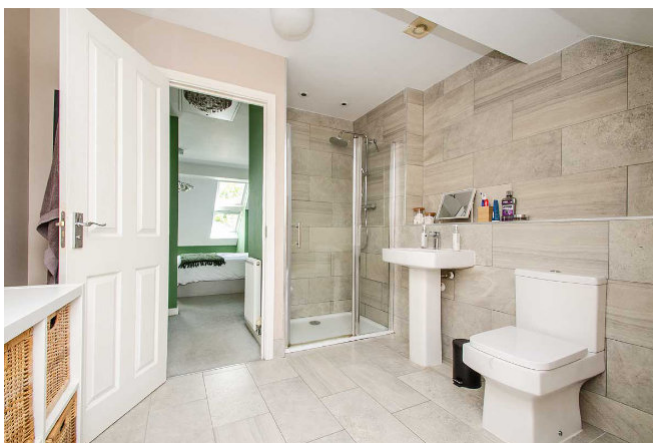
Other benefits include: UPVC double glazing and gas central heating throughout.

It is situated on a modern development off Shortbutts Lane, within a 10 minute walk of the train station & City centre, offering a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. It also falls into the Friary School catchment. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available at Lichfield City Station.

RECEPTION HALL:

Composite entrance door, storage cupboard, radiator, tiled flooring, ceiling light point, stairs to first floor and door to the open plan living area and kitchen.





OPEN PLAN LIVING ROOM:

17' 11" x 13' 0" (5.47m x 3.95m)

Open plan area incorporating the lounge and dining room with further opening to the kitchen, oak flooring, ceiling spot lights, radiators and bi-fold doors to the garden.

KITCHEN:

6' 2" x 12' 6" (1.87m x 3.82m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, further integrated fridge, freezer, dishwasher and washing machine.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

14' 10" x 13' 0" (4.51m x 3.96m)

Built in wardrobe and storage cupboard, twin Velux windows with views over Lichfield city centre, carpeted flooring, radiator, ceiling light point and door to the en-suite.

EN-SUITE:

Modern suite with walk in shower cubicle, low level WC, wash hand basin, radiator, light point and window to the front.

BEDROOM TWO:

12' 2" x 12' 10" (3.70m x 3.92m)

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

BEDROOM THREE:

6' 3" x 11' 10" (1.91m x 3.60m)

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





FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, radiator, light point and extractor fan.

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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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		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only