





Property Description

A truly spectacular, detached family home, located in one of the most sought after areas in Lichfield.

Property - This family home boasts plenty of living accommodation throughout. Briefly comprising of a; entrance porch, hallway, guest w/c. spacious lounge, kitchen, large conservatory to the rear, converted garage for study space. To the first floor, this home offers three good sized bedrooms and a family bathroom. To the exterior, this home boasts a wonderful, recently landscaped rear garden, along with boasting plenty of frontage with a mature lawn space and off street parking on the driveway.

Location - What a wonderful location! Situated off Borrowcop Lane, Lichfield and sitting on one of the most popular cul de sacs in all of Lichfield. A short distance from the centre of our Cathedral City and situated within the catchment area of King Edwards School. In close proximity to Lichfield City Centre train station, local shops and many amenities.

Entrance Porch

With double glazed door to the front, tiled flooring, ceiling light point and double glazed window to the front.

Entrance Hall

With double glazed door to the front, radiator, alarm system, Kardean flooring and stairs to first floor.

Guest Cloakroom

A partially tiled suite comprising low level flush WC, wash hand basin, radiator and kardean flooring.

Lounge

20' 5" x 11' 7" (6.22m x 3.53m)

Having double glazed windows to the front and rear, gas fireplace, 2 x radiator, telephone point, TV aerial, carpeted flooring and 2 x ceiling light points.

Kitchen

9' 9" x 8' 3" (2.97m x 2.51m)

A fully fitted kitchen having a range of matching wall and base units incorporating cupboards, drawers and marble work surface over, inset sink and drainer, oven with gas hobs, tiling to splash back areas, plumbing for dish washer, space for fridge freeze and tiled flooring.

Conservatory

17' 2" x 16' 9" (5.23m x 5.11m)

Of Upvc construction, double glazed windows to the rear and sides, carpeted flooring, radiator and lights.

First Floor Landing

With stairs from first floor, double glazed windows to the side and loft access.

Bedroom One

12' 4" x 11' 11" (3.76m x 3.63m)

Having double glazed window to the front, fitted wardrobes, carpeted flooring, radiator and ceiling light point.

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)

Having double glazed window to the rear, built in wardrobes, radiator, carpeted flooring and ceiling light point.

Bedroom Three

8' 8" x 8' 7" (2.64m x 2.62m)

Having double glazed window to the front, carpeted flooring, radiator and ceiling light point.

Bathroom

A fully tiled suite comprising low level flush WC, wash hand basin, vanity unit, bath with mixer taps and shower over, extractor fan, radiator, tiled flooring and double glazed window to the rear.

Outside

To The Front

A front garden with sloped driveway, mature borders and lawned area.

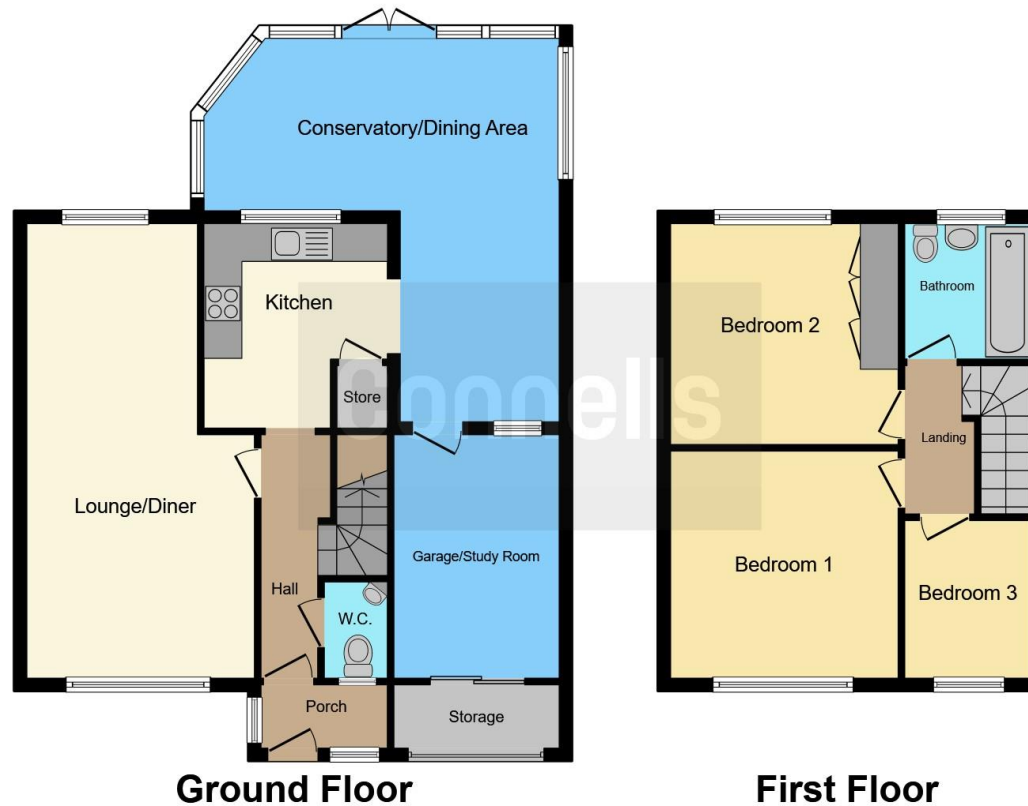
To The Rear

With lawned area and patio area to the side surrounded by mature borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

Tenure: Freehold

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