



Chapel Lane  
Lichfield

# Chapel Lane Lichfield

Lovett&Co. Estate Agents are pleased to offer for sale this traditional two bedroom end-terraced cottage situated in a popular residential area of Lichfield within walking distance of the city centre and train station.

The property is being offered with NO ONWARD CHAIN.

It briefly comprises: porch, front lounge, dining room with opening to the kitchen, landing, two bedroom and a modern fitted bathroom.

Externally there is a private rear garden with patio area and shed, ideal for entertaining guests. There is also a front lawn with potential to convert into a driveway to offer off-road parking.

Other benefits include: UPVC windows and doors, plus gas central heating throughout provided by a modern combi boiler fitted around 3 years ago.

Situated in a sought after location the property is situated in the cathedral city and is within walking distance of Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

## **PORCH:**

UPVC entrance door, carpeted flooring, further door into the lounge.



## **LOUNGE:**

12' 0" x 11' 2" (3.65m x 3.41m)  
Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, window to the front, door to the dining room.



## **DINING ROOM:**

12' 0" x 8' 6" (3.65m x 2.60m)  
Carpeted flooring, ceiling light point, radiator, windows to rear, under stairs cupboard and stairs to the first floor, opening to the kitchen.



## **KITCHEN:**

8' 5" x 9' 8" (2.56m x 2.95m)  
Range of matching 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, space for a washing machine and fridge-freezer, carpeted flooring, ceiling light point, windows and door to the garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft access hatch, airing cupboard, doors off to two bedrooms and the family bathroom.



## **BEDROOM ONE:**

12' 0" x 11' 2" (3.65m x 3.41m)  
Carpeted flooring, radiator, ceiling light point and window to the front.

## **BEDROOM TWO:**

8' 4" x 9' 8" (2.55m x 2.95m)  
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.



### FAMILY BATHROOM:

5' 7" x 8' 6" (1.69m x 2.60m)

White suite comprising: bath with shower above, pedestal wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light point, radiator and window to rear.

### VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

### DISCLAIMER:

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