



Pipers Croft  
Lichfield



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## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom terraced house, set on a quiet cul-de-sac.

The property has recently been refurbished, showcasing a large lounge and a new modern fitted L-shaped kitchen-diner equipped with updated electrics and fresh plastering. It also includes a spacious conservatory to the rear, a reception hallway, three good sized bedrooms, a newly fitted modern family bathroom (2024), a driveway for three cars, and a charming, generously sized re-landscaped private rear garden with lawn and patio area.

Additional advantages consist of a new fuse board and a new boiler (2024), along with fresh paint and new flooring throughout, as well as a new bannister.

The property is located in the cathedral city of Lichfield and benefits from many attractions including a wide range of shops, restaurants & bars whilst also being conveniently located for access to good local schooling, supermarket and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

### RECEPTION HALL:

UPVC front entrance door, carpeted flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor accommodation and doors to kitchen and lounge.

### LOUNGE:

15' 7" x 11' 8" (4.76m x 3.55m)

Feature fireplace with fitted fire set upon a raised hearth with decorative inset and Adams surround, carpeted flooring, picture rail, TV & phone sockets, ceiling light points, window and patio door to the conservatory.

### KITCHEN:

14' 7" x 18' 5" (4.45m x 5.62m)

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring electric hob with extractor hood, integrated dishwasher and fridge-freezer, space for further appliances, dining area with space for table and chairs laminate flooring, recessed spot lighting, door to conservatory, two windows and door to front of property.

### CONSERVATORY:

23' 2" x 9' 0" (7.05m x 2.75m)

Poly-carbonate sloping roof with UPVC frame set on a brick base and French doors to the rear garden.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, doors off to three bedrooms and family bathroom.

### MASTER BEDROOM:

12' 8" x 10' 6" (3.86m x 3.21m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

### BEDROOM TWO:





11' 0" x 11' 6" (3.36m x 3.50m)  
 Carpeted flooring, ceiling light point with fan,  
 radiator and window to rear.

**BEDROOM THREE:**

8' 0" x 8' 6" (2.45m x 2.60m)  
 Carpeted flooring, window to front, ceiling light  
 points and radiator.

**FAMILY BATHROOM:**

White suite comprising: bath with shower over,  
 cabinet wash hand basin, W/C, wall tiling,  
 ceiling light point and window to rear.

**VIEWING:**

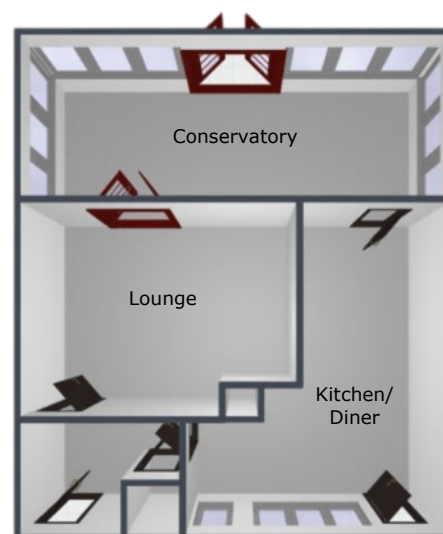
Please contact us on 01543 889410 if you  
 would like to arrange a viewing appointment  
 for this property or require further information.

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**Ground Floor**



**First Floor**

