



Francis Road
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom being offered with NO ONWARD CHAIN.

The property has been finished throughout to a tasteful and modern standard and briefly comprises: side entrance hallway, spacious front lounge, open plan kitchen diner with fully integrated appliances, landing, three well proportioned bedrooms and a family shower room.

Externally there is a block paved driveway with parking for up to three vehicles, plus garage with electric roller shutter door. To the rear is a stunning private landscaped rear garden with patio, artificial lawn, rear sitting area and water feature.

Other benefits include UPVC double glazing, gas central heating and hot water provided by a modern combi' boiler (about 8 years old), plus CCTV system which can be controlled from a smart phone.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, excellent local schooling and leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

UPVC side entrance door, laminate flooring, ceiling light point, useful storage/cloak cupboard, stairs to first floor and doors to the lounge and kitchen diner.

LOUNGE:

15' 4" x 13' 10" (4.67m x 4.22m)

Feature fireplace with fitted log burner effect electric fire (plus existing gas connection), carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator and windows to the front.

KITCHEN-DINER:

15' 4" x 8' 9" (4.67m x 2.67m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, further integrated microwave, dishwasher, washing machine, fridge and freezer, slate tiled flooring, recess spot lights, vertical radiator, French doors to the rear garden.

GARAGE:

7' 9" x 20' 8" (2.36m x 6.30m)

Remote controlled electric roller shutter front door, light and electric points, door to the garden, further space for a tumble dryer.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point with skylight, doors off to three bedrooms, family bathroom and useful airing cupboard.

MASTER BEDROOM:

15' 5" x 9' 1" (4.70m x 2.77m)

Laminate flooring, radiator, ceiling light point and window to the rear.

BEDROOM TWO:

8' 2" x 11' 0" (2.50m x 3.36m)

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





BEDROOM THREE:

7' 1" x 11' 0" (2.17m x 3.36m)

Laminate flooring, ceiling light point, radiator and window to the front.

SHOWER ROOM:

White suite comprising: shower cubicle, wash hand basin, cabinet W/C, wall tiling, laminate flooring, ceiling spot lights, radiator and window to rear.

EXTERNALLY:

At the front is a block paved drive with parking for two/three vehicles which leads to the front entrance door and garage. The private landscaped rear garden is enclosed by fenced borders with a

west facing aspect collecting the sun all afternoon and evening. It features; patio area ideal for entertaining, artificial lawn, water feature and sitting area to the rear, plus various trees, shrubs and flowerbeds.

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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