



Giddywell Lane
Longdon

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Lovett&Co. Estate Agents are delighted to offer for sale this superbly presented three bedroom semi detached house set on a large plot & situated in a sought after semi rural location with stunning views of the surrounding countryside.

The property has been finished to high modern standard throughout with the accommodation briefly comprising: entrance hallway, spacious lounge with study area, stunning open plan kitchen-diner, plus further sitting room, guest WC, landing with doors to the three well proportioned bedrooms plus a modern fitted family bathroom.

Externally, there is a large private driveway offering parking for several vehicles, with large storage shed. The rear garden is south west facing and collect the sun all day long, with patio and lawn areas, it is ideal for entertaining guest and for families to enjoy.

Other stand out features include: solar panels with converter and battery storage making the property extremely energy efficient with an EPC rating of A, plus gas central heating. The loft space is fully boarded. There have also previously been plans to build an annexe within the plot.

It is situated in the sought after village of Longdon, just north of the popular Cathedral City of Lichfield with its wide range of amenities. It is in close proximity of Cannock Chase an area of outstanding natural beauty, perfect for walking, riding or cycling. There is a post office, a lovely country pub and primary school all within walking distance in the village. Commuter benefits include A5, A38, M42 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.

RECEPTION HALL:

Front entrance door, wooden flooring, ceiling light point, stairs to first floor accommodation and door to the lounge, sitting room and WC.

LOUNGE WITH STUDY:

13' 1" x 20' 10" (4.00m max x 6.34m)
Wooden flooring, coving, TV aerial & phone sockets, ceiling light points, radiator, windows to front & rear, study space to the front and door to the kitchen-diner.

OPEN PLAN KITCHEN-DINER:

13' 3" max x 20' 11" (4.03m x 6.37m)
Range of matching modern fitted wall and base units incorporating cupboards, drawers, cabinets and wooden work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring hob with extractor hood, space for a fridge-freezer, washing machine and dishwasher, wall tiling, tiled flooring with under floor heating, ceiling lights, windows and doors to the both the front and rear.

SITTING/PLAYROOM ROOM:

10' 11" x 9' 9" (3.33m x 2.97m)
Carpeted flooring, radiator, light point and French doors to the rear garden. Ideal for use as a second sitting room, play room home office etc.

GUEST W/C:

Suite comprising: w/c, wash hand basin, wooden flooring, ceiling light point and extractor.

FIRST FLOOR LANDING:

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





MASTER BEDROOM:

10' 11" x 10' (3.33m x 3.05m)
 Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

10' 11" x 10' 2" min (3.33m x 3.10m min)
 Carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM THREE:

10' 2" x 10' 11" (3.09m x 3.32m)
 Carpeted flooring, radiator, ceiling light point, storage cupboard housing the boiler and window to front with views to Longdon church.

FAMILY BATHROOM:

Modern fitted white suite comprising: bath with shower over, vanity unit with wash hand basin, W/C and cabinets, wall tiling, tiled flooring, ceiling spot light point, radiator and windows to front.



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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