



Small Ridge
Lichfield

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Lovett&Co. Estate Agents are delighted to offer for sale this stunning three bedroom property with contemporary open plan ground floor layout.

The property has undergone a full refurbishment and considerable extension and briefly comprises: entrance hallway, front lounge, open plan living area which incorporates the kitchen, dining and sitting areas, separate utility room, plus versatile front room that could be a study, sitting room (with plumbing provisions for an extra bathroom. The first floor landing leads to the three bedrooms and modern fitted bathroom suite.

Externally, the property occupies a generous end corner plot, which features a private front driveway with parking for at least two vehicles, plus a large rear garden, which collect the sun all day. There is also a outbuilding with electric and lighting, ideal for use as storage or conversion into a garden room/home office etc.

Work undertaken on the property includes new electrics, plumbing and gas central heating system, new kitchen and bathroom, new windows and doors as well as the large ground floor extension.

Situated in the cathedral city of Lichfield and within walking distance of the city centre which offers a 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 & Lichfield Trent Valley. The property falls into the catchment for The Friary secondary school.

RECEPTION HALL:

Entrance door, ceiling light point, useful storage cupboard and under stairs storage, radiator, spot lights and door to the kitchen.

LOUNGE:

10' 6" x 16' 3" (3.20m x 4.96m)

Feature ornamental fireplace, carpeted flooring, light point, fitted cabinets, window to the front, radiator and French doors to the kitchen.

OPEN PLAN LIVING AREA:

31' 0" x 17' 11" (9.45m x 5.47m)

Stunning open plan living space which incorporated the living and dining areas as well as the kitchen, and features: spot lighting and inset LED strip lighting, log burner, orangery style ceiling sky light, French doors to the garden, further tilt and turn window/doors to the garden, pantry cupboard and corridor to the utility and front room.

KITCHEN:

Range of matching modern fitted wall and base units incorporating cabinets, drawers and quartz work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, integrated twin oven and grill plus 5 ring hob, further integrated dishwasher and fridge freezer plus pull out larder Cupboards.

UTILITY:

8' 10" x 7' 11" (2.68m x 2.42m)

Fitted wall and base units with concrete tops, bowl sink and mono tap, space and plumbing for a washing machine and dryer, ceiling spot lights.

FRONT ROOM:

13' 1" max x 7' 11" (4.00m x 2.42m)

Versatile room with plumbing provisions in place for a bathroom, but could be used as a further sitting room, study etc.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, airing cupboard, doors off to three bedrooms, family bathroom and loft hatch.





BEDROOM ONE:

10' 8" x 12' 10" (3.25m x 3.91m)

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

BEDROOM TWO:

9' 11" x 11' 10" (3.02m x 3.60m)

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

BEDROOM THREE:

6' 8" x 8' 2" (2.03m x 2.50m)

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

FAMILY BATHROOM:

Contemporary suite comprising: bath with gold side taps and shower attachments, wash hand basin set on drawer and shelving unit with gold taps, low level W/C, wall tiling, tiled flooring, heated towel rail, spot lights and light point, window to the 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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