



Grange Lane
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious and well presented three bedroom semi-detached property.

The property has been extended to the rear and offers plenty of living and sleeping accommodation for families. It briefly comprises: entrance hallway, spacious lounge with extended rear dining room, kitchen with rear sitting/breakfast area, separate utility and wet room, landing, large family bathroom, separate WC and three good sized bedrooms.

Externally the property is set back from the main road behind mature planted front garden and driveway with parking for at least three vehicles, plus a paved south west facing rear garden which collects the sun all day, with fenced borders, gated side access, fish pond and shed.

Other benefits include: UPVC double glazing and central heating throughout provided by a modern gas boiler.

Situated in the cathedral city of Lichfield and within walking distance of the 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 & Lichfield Trent Valley. The area falls into the catchment for The Friary Secondary School.

RECEPTION HALL:

Composite entrance door and UPVC window to the front, tiled flooring, radiator, light points, storage cupboard, stairs to the first floor, door to the utility and French doors to the lounge.

LOUNGE:

12' 6" x 16' 0" (3.80m x 4.88m)

Feature open grate fireplace, carpeted flooring, TV aerial sockets, ceiling and wall light points, radiator and opening to the rear dining area.

DINING AREA:

11' 2" x 7' 3" (3.40m x 2.21m)

Carpeted flooring, ceiling spot lights, Velux ceiling skylight, patio doors to the rear garden and French doors to the breakfast kitchen.

BREAKFAST KITCHEN:

8' 0" x 22' 0" (2.45m x 6.70m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill plus 4 ring gas hob with extractor hood, further integrated fridge, freezer, dishwasher, extended rear breakfast or sitting area, wall tiling, tiled flooring, ceiling spot lights, French doors to the rear and glazed door to the utility.

UTILITY:

Further range of wall units with work top, cabinets and plus space and plumbing for a washing machine, tiled flooring, ceiling spot light, radiator, window to the front, door to the hallway and sliding door into the wet room.

WET ROOM:

Wall mounted shower and low level drain set into the tiled flooring, wash hand basin, low level WC, wall tiling and light point.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom, separate WC, and access to the boarded loft space via pull down ladder.

BEDROOM ONE:

12' 6" x 9' 11" (3.81m x 3.02m)

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

BEDROOM TWO:

9' 3" x 12' 2" (2.82m x 3.70m)

Fitted wardrobes with overhead cabinets, carpeted flooring, ceiling light point, radiator and window to front.





BEDROOM THREE:

7' 3" x 9' 2" (2.21m x 2.80m)

Over stair cupboard, carpeted flooring, ceiling light point, radiator and window to the front.

LARGE FAMILY BATHROOM:

7' 2" x 8' 2" (2.18m x 2.48m)

White suite comprising: bath, separate walk in shower cubicle, pedestal wash hand basin, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to rear.

SEPARATE WC:

Low level WC, vinyl flooring, light point and window to the side.



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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