



Lichfield Road  
Walsall Wood



# Lichfield Road

## Walsall Wood



Lovett&Co. Estate Agents are pleased to offer for sale this extended & immaculately presented five bedroom house set over three storeys. The property has been tastefully decorated and finished to a high standard with outstanding features including: several spacious reception rooms, high spec fitted kitchen, superb top floor master bedroom with en-suite plus four further double bedrooms, under floor heating on the ground floor, integral garage and driveway with ample parking as well as a charming landscaped private rear garden.

Situated in Walsall Wood, the property is well placed to take advantage of local amenities and shops as well as a wide range of amenities in Cannock, Lichfield & Walsall town centres all being close by, with further facilities also available in Walsall Wood itself. 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 also available from Cannock & Walsall.

The property has three floors; on the ground floor: reception hallway, lounge, fully fitted kitchen, dining room, sitting room, utility with w/c and garage. On the first floor: four bedrooms and family bathroom. On the second floor, master bedroom with en-suite.







Externally the property offers: drive with parking for several vehicles and front/rear gardens. The property benefits from UPVC double glazing, HDMI points in all rooms with a TV, under floor heating on the ground floor and central heating through out.

**RECEPTION HALL:**

Wooden front entrance door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation, open plan to sitting room and French doors to dining room, kitchen and lounge.

**LOUNGE:**

6.16m x 3.65m

Feature fireplace with fitted coal effect electric fire set upon a raised hearth with stone surround, carpeted flooring, coving, TV & phone sockets, ceiling light point and two windows to the rear garden.

**HIGH SPEC FITTED KITCHEN:**

3.62m x 3.65m

Range of matching wall and base units incorporating cupboards, drawers and granite work surfaces, inset bowl sink and drainer with mono tap, space for a range oven, tiled splash backs, integrated dishwasher, fridge-freezer and wine cooler, kitchen island, laminate flooring ceiling light point, bay window to front and French doors to dining room.

**DINING ROOM:**

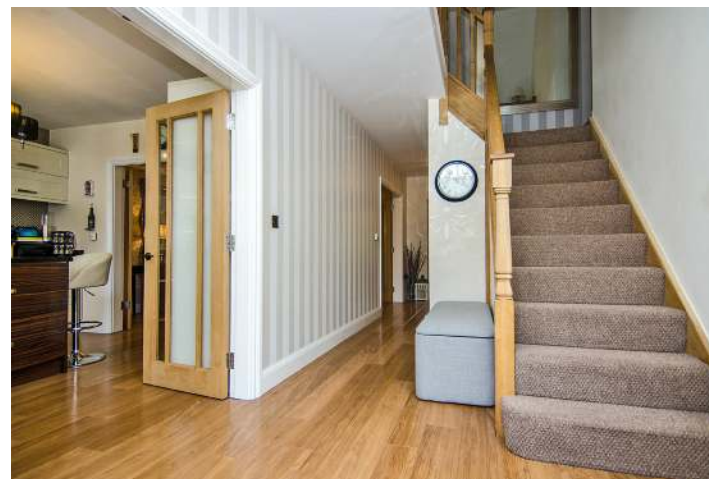
3.62m x 3.94m

Laminate flooring, ceiling light point, recessed spot lighting and two windows to lounge.

**SITTING ROOM:**

2.70m x 3.25m

Laminate flooring, ceiling light point, radiator, doors to garage and utility..





**GARAGE:**

2.81m x 5.52m

Split wooden front doors and secure roller shutter door.

**UTILITY:**

2.81m x 5.52m

Space and plumbing for washing machine and dryer, ceiling light point, useful storage cupboard, doors to rear garden and w/c.

**W/C:**

Suite comprising: w/c, wash hand basin, recessed spot lighting, laminate flooring and window to rear.

**FIRST FLOOR OPEN LANDING:**

Carpeted flooring, ceiling light point, stairs to second floor accommodation, doors off to four bedrooms and family bathroom.

**BEDROOM TWO:**

3.62m x 3.87m

Built in wardrobe, carpeted flooring, ceiling light point, radiator, TV point and bay window to front with window seat.

**BEDROOM THREE:**

3.62m x 3.95m

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

**BEDROOM FOUR:**

2.80m x 4.63m

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

**BEDROOM FIVE:**

2.80m x 3.91m

Built in wardrobes & overhead cabinets, carpeted flooring, ceiling light point, radiator, TV point and window to rear.







### **MODERN FAMILY BATHROOM:**

White suite comprising: freestanding bath tub, pedestal wash hand basin, shower cubicle, W/C, tiled walls and flooring, ceiling light point, heated towel rail and window to rear.

### **MASTER BEDROOM:**

5.00m x 4.21m

Built in wardrobe, carpeted flooring, radiator, ceiling light points, TV point, velux sky light, storage cupboard and door to en-suite.

### **MODERN EN-SUITE:**

White suite comprising: bath, cabinet wash hand basin, W/C, tiled walls, vinyl flooring, ceiling light point, heated towel rail and window to front.

### **EXTERNALLY:**

At the front is a tarmac drive with parking for several vehicles which lead to the front entrance door and garage. The charming private rear garden is enclosed by fenced borders with gated side access and features; patio area and gazebo ideal for entertaining, circular lawn, a variety of flowering plants and a versatile summer house.

### **VIEWING:**

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



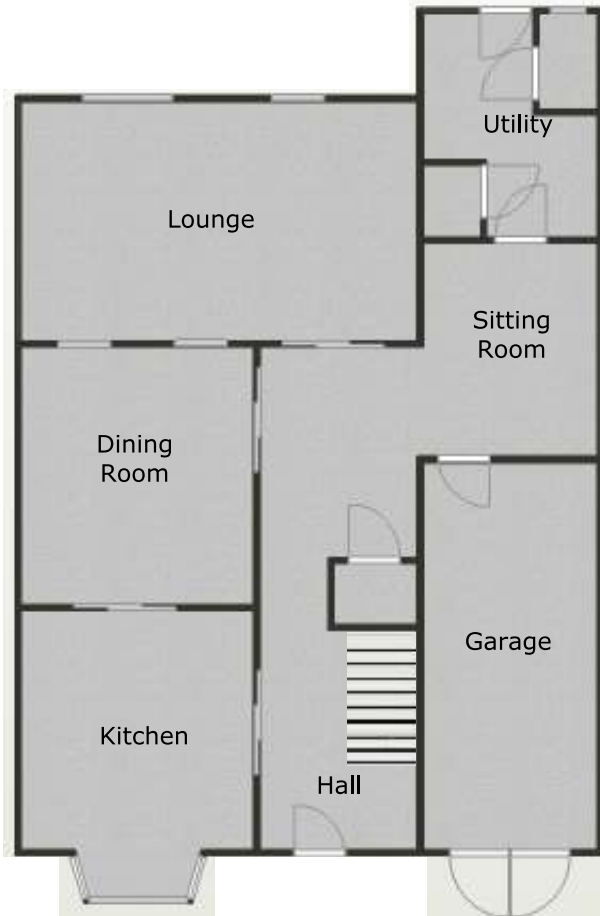


**DISCLAIMER:**

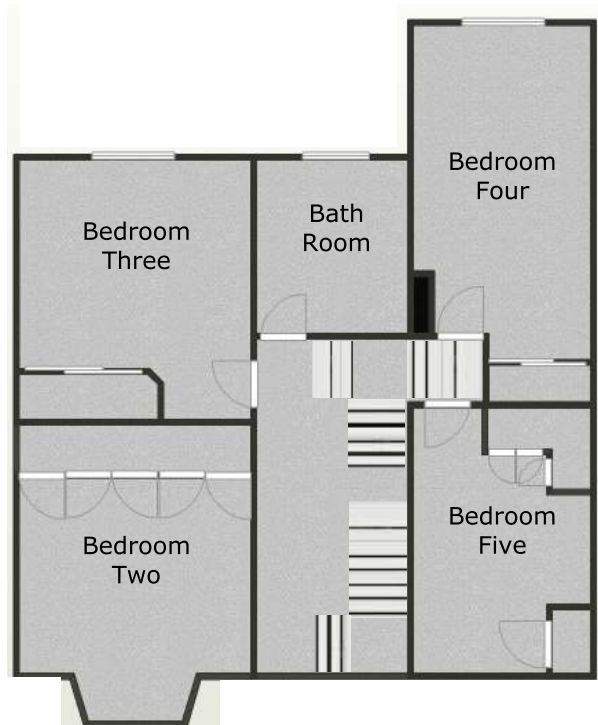
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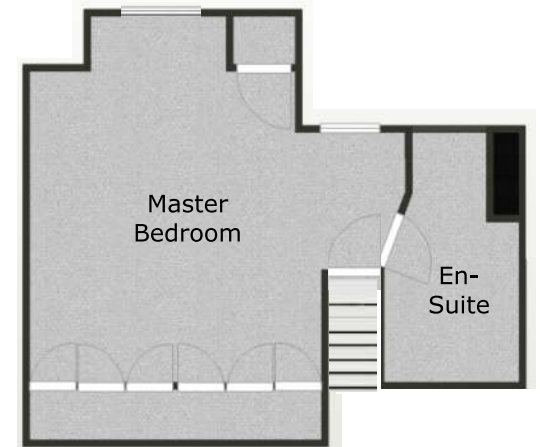
### Ground Floor



### First Floor



### Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

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