



Drake Croft  
Lichfield

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## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom terraced property situated just a short walk from the city centre and nearby to Stowe Pool.

Offered with NO ONWARD CHAIN.

The extended property offers plenty of living accommodation on the ground floor with a spacious lounge, open plan modern fitted kitchen with large dining area, plus WC and garage. The upstairs comprises: landing, modern fitted shower room and three good sized bedrooms.

Externally there is a private rear courtyard accessed from the rear with parking space and garage access. To the front is a mature garden with fenced front border and gate, set away from the main road with pathway accessing the front of the properties along the croft.

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

Made famous by its three-spired cathedral, Lichfield is found within unspoilt surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

### RECEPTION HALL:

Composite entrance door, carpeted flooring, ceiling light point, stairs to first floor and doors to the dining area and lounge.

### LOUNGE:

3.22m x 5.34m (10' 7" x 17' 6")

Wooden flooring, ceiling light points, radiator, window to front and further door into the kitchen.

### OPEN PLAN KITCHEN-DINER:

4.03m max x 7.47m (13' 3" max x 24' 6")

L shaped open plan living area incorporating a modern fitted kitchen and dining area to the front. Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated Bosch oven and 4 ring AEG induction hob with extractor hood, further integrated fridge and freezer, stone tiled flooring, ceiling spot lights, window and door to the garden, door to the WC leading onto the garage. The dining area has carpeted flooring with radiator, light point, window to the front and door to the hallway.

### WC:

Suite comprising: low level WC, cabinet wash hand basin, tiled flooring, light point, radiator and further door into the garage.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the rear, doors off to three bedrooms, shower room and two cupboards.

### BEDROOM ONE:

2.95m x 3.45m (9' 8" x 11' 4")

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

### BEDROOM TWO:

3.25m max x 3.45m (10' 8" max x 11' 4")

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





**BEDROOM THREE:**

2.33m x 2.23m (7' 8" x 7' 4")  
 Carpeted flooring, ceiling light point, radiator and window to the rear.

**SHOWER ROOM:**

White suite comprising: walk in shower cubicle with mains fitted shower, cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, extractor, radiator and window to rear.

**GARAGE:**

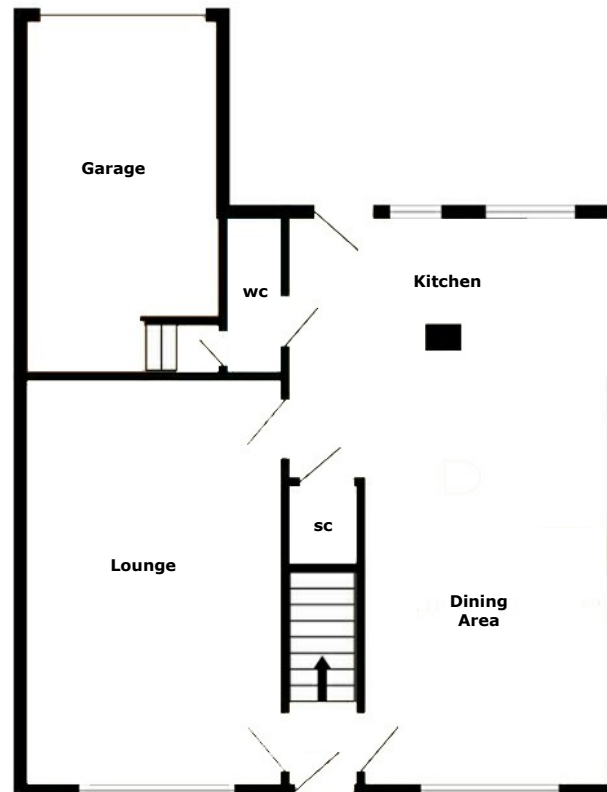
2.25m max x 4.53m max (7' 5" x 14' 10")  
 Up and over door, light and electric points, water supply for washing machine, attic storage space.

**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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