



Mill Way  
Longdon

# Mill Way Longdon



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom link detached family home situated in a sought after village location of Longdon.

The property offers spacious living accommodation throughout, briefly comprising: entrance porch, guest WC, hallway, large rear extended lounge, dining room, kitchen, breakfast room, utility, landing, family shower room, three bedrooms and en-suite shower room. There is also a garage with rear utility area and attic space perfect for a home office setup.

Externally the property offers: driveway with parking for three to four vehicles plus EV charging point and a good sized south facing private rear garden. The property benefits from UPVC double glazing and gas central heating throughout.

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 and primary school 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:

Accessed via the porch (with door to the guest WC) and featuring: Parquet Karndean flooring, ceiling light point, stairs to first floor and doors to the kitchen and lounge.

## OPEN PLAN LOUNGE:

16' 1" x 26' 7" max (4.90m x 8.11m)  
Feature fireplace with fitted log burner, Karndean flooring, TV aerial & phone sockets, ceiling light points, radiators, window and patio doors to the rear garden, opening to the dining room.

## KITCHEN:

9' 11" x 11' 11" (3.02m x 3.62m)  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset double bowl sink and drainer with mono tap, space for oven, fridge freezer and dishwasher, tiled flooring, radiator, ceiling light point, window to front and doorway to breakfast area.

## BREAKFAST ROOM:

7' 7" x 8' 11" (2.30m x 2.73m)  
Tiled flooring, radiator, window to front and door to utility.

## UTILITY:

7' 7" x 7' 0" (2.31m x 2.13m)  
Base units, inset sink and drainer, tiled flooring, space and plumbing for washing machine and freezer, door to side of property and door to dining room.

## DINING ROOM:

7' 7" x 11' 3" (2.30m x 3.43m)  
Karndean flooring, ceiling light point, radiator, window to side, window and door to garden and door to utility.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, doors off to three bedrooms, family shower room and airing cupboard.

## MASTER BEDROOM:

10' 0" x 11' 8" (3.05m x 3.55m)  
Carpeted flooring, radiator, ceiling light point, access to loft, door to en-suite and window to front.

## EN-SUITE:

7' 7" x 8' 6" (2.30m x 2.58m)  
Suite comprising: bath with shower over, wash hand basin, w/c, storage cupboard, Karndean flooring, ceiling light point, window to side and door to the large walk in wardrobe.





**BEDROOM TWO:**

8' 2" x 11' 11" (2.50m x 3.64m)  
 Carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM THREE:**

7' 8" x 7' 10" (2.33m x 2.40m)  
 Carpeted flooring, ceiling light points, radiator and window to rear.

**SHOWER ROOM:**

White suite comprising: shower cubicle, cabinet wash hand basin, W/C, wall tiling, ceiling light point, heated towel rail and window to front.

**UTILITY:**

7' 8" x 4' 11" (2.34m x 1.50m)  
 Entrance door from garden, storage space and door to garage.

**GARAGE:**

7' 9" x 23' 3" (2.35m x 7.08m)  
 Electric front door, ceiling light and electric points and large attic with storage space and the potential to convert to a study (housing the boiler).

**VIEWING:**

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

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



