



Brownsfield Road
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this two bedroom, semi-detached bungalow set on a good sized corner plot with generous private rear garden and a quiet green to the front.

The property benefits from approved planning permission for a large rear extension (advised by vendor) which would create a spacious rear kitchen, further bedroom, lobby area, bathroom and guest w/c.

The property features a good sized front lounge and new modern fitted kitchen. There are also two double bedrooms, new modern fitted shower room and utility.

The property has been re-decorated throughout and benefits from new flooring, central heating and upvc double glazing.

Externally the property offers a generous sized private rear garden and to the front is another garden.

Other benefits include central heating and upvc double glazing.

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 Trent Valley Station just a few minutes walk away

LOUNGE:

4.15m x 3.71m

Front door, laminate flooring, TV point, ceiling light point, storage cupboard, window to front, opening to kitchen and doors to both bedrooms and bathroom.

KITCHEN:

1.69m x 3.03m

Range of base, drawer & wall mounted units, work surface incorporating sink & drainer, space and plumbing for appliances, tiled splash back, radiator, tiled flooring, ceiling light point, window to rear and door to utility.

UTILITY:

Space for fridge-freezer, window and door to rear garden.

MASTER BEDROOM:

2.88m x 3.77m

Laminate flooring, ceiling light fitting and window to front.

BEDROOM TWO:

2.63m x 2.73m

Laminate flooring, radiator, ceiling light fitting and window to rear.

SHOWER ROOM:

White suite comprising: shower cubicle with electric shower, low level w/c, cabinet wash hand basin, ceiling light point, tiled walls and flooring plus opaque window to rear.





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.



