

## Lichfield Street, Tamworth

For sale is this absolutely stunning four bedroom detached property located in the Fazeley area of Tamworth. Decorated to an extremely high standard throughout, this beautiful family home has to be viewed to be truly appreciated. The property provides an abundance of space both inside and out and is perfect for growing families looking for their forever home. Downstairs you will find a large entrance hall, cloakroom, modern and stylish kitchen, utility, dining room, lounge, further sitting room, two conservatories, downstairs bedroom with en-suite and a study. Upstairs there are three further bedrooms (master with en-suite) and a family bathroom. The south-facing rear garden provides plenty of space and to the front you can access the detached double garage (with loft conversion) and park multiple vehicles within the enclosed driveway.

**Offers In The Region Of**

**Council Tax: F**





# Lichfield Street, Tamworth

## DESCRIPTION

### Entrance Hallway

### Downstairs Cloakroom

Double glazed window to front, ceramic tiles to floor and walls, low flush W.C, wash hand basin within vanity unit, ceiling light, heated towel rail.

### Study

5'10" x 9'6"

Double glazed windows to front, ceiling light, power points, radiator.

### Lounge

23'5" x 12'0"

Double glazed windows to the side, double doors leading to Conservatory, laminate flooring, feature fire place, traditional style radiators, ceiling lights, power points.

### Dining Room

10'11" x 8'11"

Double doors leading to Conservatory, ceramic tiled flooring, feature fire place, ceiling light, power points, radiator.

### Sitting Room

Double doors leading to Conservatory with double glazed windows to the side, laminate flooring, storage cupboard, feature fire place, ceiling light, power points, radiator.

### Kitchen

12'5" x 10'9"

Stylish and modern kitchen with double glazed windows to the front, ceramic tiled flooring, a range of wall and base units, separate breakfast bars, integrated appliances, stainless steel sink with automatic hot water tap, beautiful tiled splashbacks, plumbing for washing machine, ceiling downlights, power points, radiators.

### Additional Kitchen Area

10'2" x 6'0"

Double glazed window to the rear, matching wall and base units, extra radiator.

### Utility

10'0" x 4'5"

Double glazed window to the front, ceramic tiled flooring, matching base units, stainless steel sink and drainer, matching tiled splashbacks, radiator

### Family Conservatory

33'0" x 24'6"

Double glazed windows, ceramic tiled flooring, log burner, ceiling lights.

### Games Room/Snug/Conservatory

23'5" x 12'0"

Full width double glazed windows and double doors leading to rear garden, Oak flooring, ceiling light, power points, radiators.

### Downstairs Bedroom

12'11" x 9'10"

Double glazed windows to front, carpet to floor, access to En-Suite, fitted wardrobes, ceiling light, power points, radiator.

### En-Suite (Downstairs)

Double glazed window to side, ceramic tiling to floor and walls, walk-in shower, wash hand basin, low flush W.C, ceiling light, radiator, extractor.

### Master Bedroom

17'5" x 12'0"

Two sets of double glazed windows to the rear, carpet to floor, double fitted wardrobes, access to En-Suite, ceiling light, power points, radiator.

### En-Suite (Master)

Double glazed window to the front, ceramic tiles to floor and walls, double walk-in shower, wash hand basin within vanity unit, low flush W.C, ceiling light, radiator, extractor fan.

### Bedroom Two

12'0" x 10'2"

Double glazed windows to front, carpet to floor, ceiling light, power points, radiator.

### Bedroom Three

8'11" x 8'7"

Double glazed windows to front, carpet to floor, ceiling light, power points, radiator.

### Family Bathroom

8'11" x 8'2"

Stylish bathroom with three sets of double glazed windows to the side, ceramic tiling to floor and walls, walk-in shower, modern Spa bath, wash hand basin within vanity unit, low flush W.C, ceiling light, radiator, extractor fan.

### Detached Garage

20'0" x 15'5"

Double detached garage, power points and ceiling lights which has been converted into a loft space above.

### Rear Garden

Beautifully maintained with a paved seating area, large lawn with pathway to the side

### Frontage

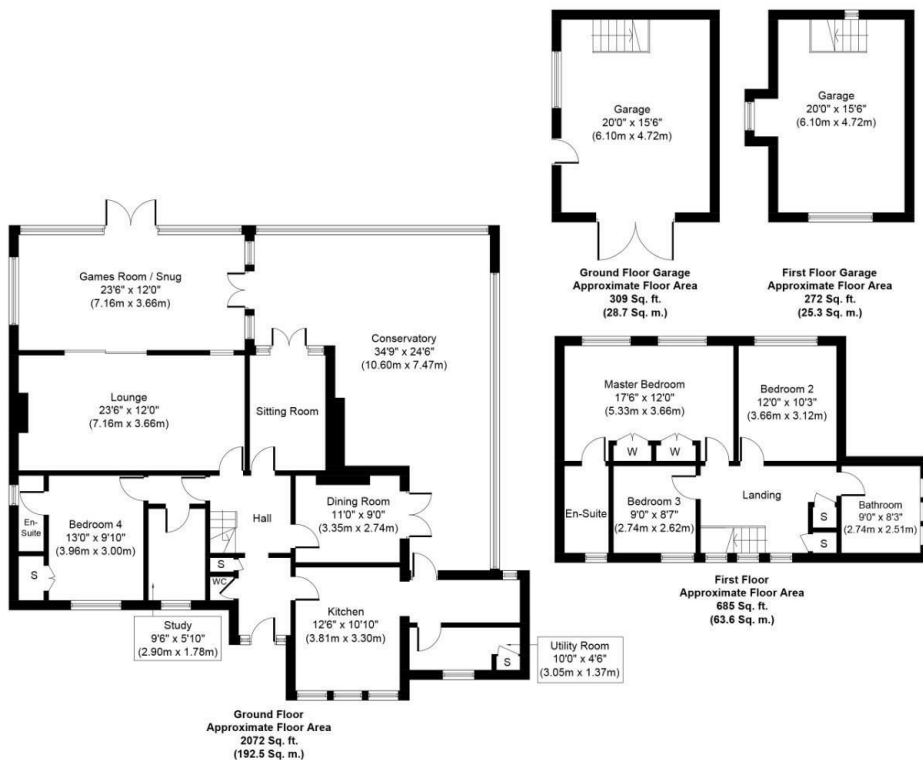
Extensive, enclosed tarmacked driveway to the front which allows parking for multiple vehicles, access to the garage.





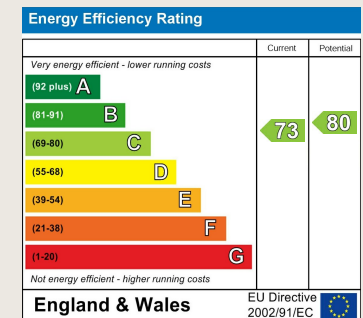






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01827 66277

6 Victoria Road, Tamworth, B79 7HL

tamworth@hunters.com