

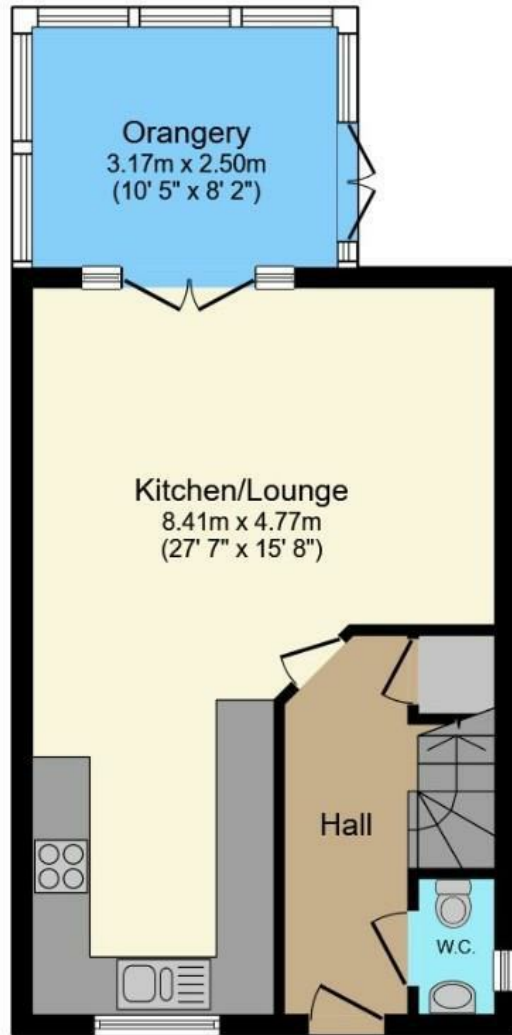


2 Livingstone Drive, Lichfield, WS14 9NY

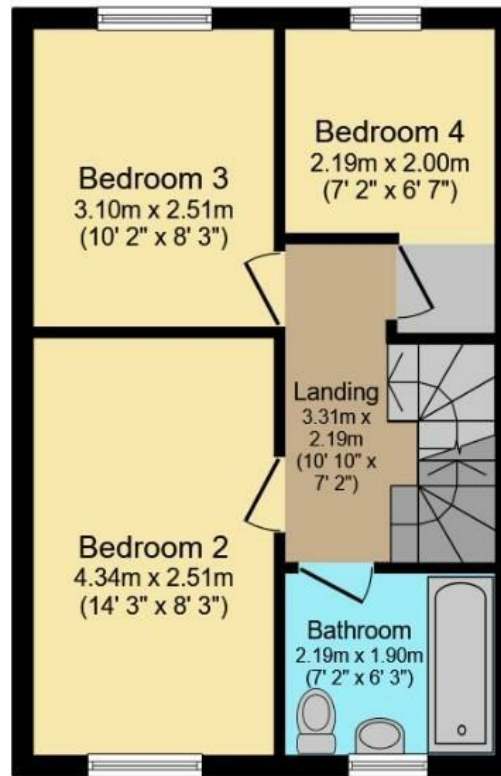
£390,000

this well positioned and updated family home is perfect for commuters due to its close proximity to Lichfield Trent Valley rail station and is located in a private cul-de-sac. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hallway, Guest WC, Open plan family Living Room, upgraded Kitchen and Orangery. First Floor Landing, Three Bedrooms and a Family Bathroom. Second Floor Home Office space, Master Bedroom and upgraded En-suite. Low maintenance garden to the rear and parking to the front in a gated development. Viewings available immediately. EPC rating - tbc

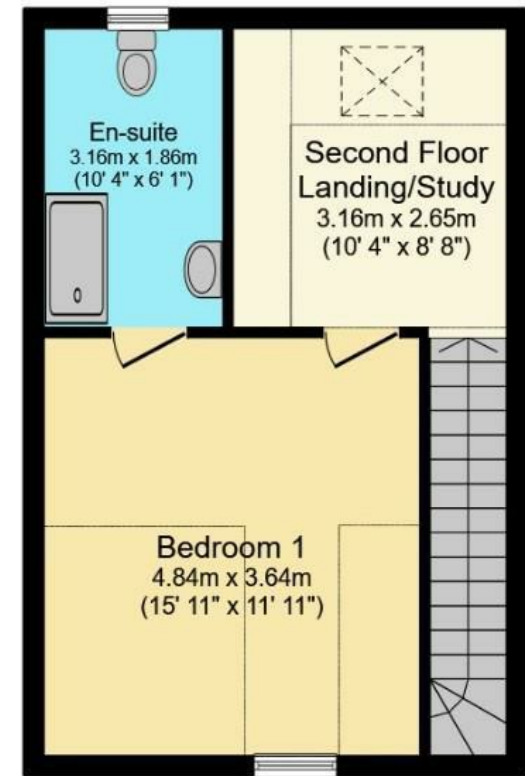
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Ground Floor



First Floor



Second Floor

Total floor area 117.1 sq.m. (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a useful under stairs storage cupboard with space and plumbing for a washing machine and the central heating boiler. Ceiling light point, radiator, tiled flooring and stairs to the first floor

Guest WC

having a vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

Living Room

being open plan with the kitchen and having a ceiling light point, radiator, laminate flooring and UPVC double-glazed French doors into the

Orangery

having a brick base, solid roof and UPVC double-glazed units. Inset ceiling spotlights and UPVC double-glazed French doors into the garden

Kitchen

having a range of wall and base units, Quartz work surfaces with co-ordinating upstands and an inset stainless steel sink with a hot water tap and counter top drainer. Electric oven, Induction hob with extractor hood and further integrated appliances including a microwave, fridge-freezer and dishwasher. Inset ceiling spotlights, laminate flooring and a UPVC double-glazed window to the front aspect

First Floor Landing

having a ceiling light point, radiator, laminate flooring and stairs to the second floor

Bedroom Two

having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

Bedroom Three

having a useful built-in double wardrobe providing hanging and storage space. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Bedroom Four

having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a tiled bath with a tiled surround and an over head mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

Second Floor Landing/Study

having a ceiling light point, Velux window and a radiator

Master Bedroom

having a range of wall mounted, fitted storage shelves. Ceiling light point, loft access, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite

having a fully tiled walk-in shower enclosure with an over head mains powered fitment, vanity hand wash basin with a tiled splash back, wall mounted illuminated mirror and a close-coupled WC. Inset ceiling spotlights, extractor fan, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect


Outside

the front of the property is set back from the road down a private driveway and has a paved pathway to the front entrance door, two allocated parking spaces and a pedestrian gate to the side which gives access to the rear garden

the rear garden is low maintenance and has a paved patio with well stocked raised timber beds, bark and pebbled areas, useful outside water tap and a timber storage shed. Pedestrian gate access to the front of the property

AGENTS NOTE

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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. 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.









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