

# HUNTERS®

HERE TO GET *you* THERE



## Longbridge Road

Lichfield, WS14 9EL

Offers In Excess Of £700,000



Council Tax: E





# 13 Longbridge Road

Lichfield, WS14 9EL

Offers In Excess Of £700,000



## ENTRANCE PORCH

Access via the front UPVC door with complimentary side glass panels. ceiling light point, tiled flooring and two UPVC double glazed windows to side aspect.

## HALLWAY

Access via the composite front door. Having inset ceiling spotlights, loft access, radiator, access to further accommodation and UPVC double glazed window to side aspect. access to loft room with ceiling light point, wall lighting, radiator, useful storage cupboard and two Velux windows

## OPEN PLAN LIVING

### KITCHEN/DINER

Fitted with a range of wall and base units with quartz effect worksurfaces and tile splashback, sink with half, drainer and mixer tap. Integrated fridge, freezer, dishwasher, double oven, kitchen island including induction hob with extractor and wine fridge. Having inset ceiling spotlights, three Velux windows and laminate flooring.

### LIVING ROOM

having inset ceiling spotlights, lantern roof, multi fuel log burner, two vertical radiators, laminate flooring, double glazed window to side aspect and bifold doors to rear aspect

### UTILITY ROOM

having fitted base unit with roll top worksurface, stainless steel sink with drainer. Space and plumbing for washing machine and dryer. having ceiling light point, extractor fan, fitted storage cupboard, radiator and tile flooring

## GUEST CLOAKROOM

Having close coupled WC and vanity hand wash basin. Ceiling light point, ceiling light tunnel, extractor fan, heated towel rail, partial tiling to walls and tile flooring.

## MASTER BEDROOM

having inset ceiling spotlights, built in wardrobes and dressing table, bifold doors to rear aspect, underfloor heating and concealed door to hidden dressing room. Access via concealed mirrored door into dressing room with fitted shelving and hanging space. inset ceiling spotlight, Velux window and vertical radiator.

## EN SUITE

having close-coupled WC, vanity hand wash basin and corner shower cubical with mains shower. Inset ceiling spotlights, extractor fan, shaver point, heated towel radiator, partial tiling to walls, tile flooring and obscured double glazed window to side aspect

## BEDROOM TWO

converted bedroom having Gas fire with stone hearth and fitted wardrobes. Two Ceiling Light points, coving, underfloor heating and UPVC double glazed bay window to front aspect

## BEDROOM THREE

having ceiling light point, radiator and UPVC double glazed window to front aspect. Access to

## EN SUITE

fitted with vanity wash basin, close-coupled WC and panelled corner shower cubical with mains shower. Inset ceiling spotlights, extractor fan, heated towel rail, tiling to walls and tile flooring

Tel: 01543 419000

## BEDROOM FOUR

having ceiling light point, radiator and UPVC double glazed window to side aspect. Access to loft room having eaves storage, wall light, radiator, laminate flooring and Velux window.

## STUDY

access via sliding door having inset ceiling spotlight and partial panelling to walls

## FAMILY BATHROOM

fitted suite with panelled corner bath with rainfall mains shower, Double vanity wash basins, vanity close-coupled WC. Inset ceiling spotlights, shaver point, heated towel rail, tile flooring with underfloor heating, tiling to walls, two UPVC double glazed windows to side aspect and Velux window

## SUMMER HOUSE

two points of access via wooden French doors with complementary glass panes, inset ceiling spotlights, ceiling light point, electric heating, useful built in wardrobe, partial tile flooring, underfloor heating and window to side aspect.

Kitchen area having wall and base units with roll top

worksurface and stainless steel sink and drainer.

en suite having corner shower cubical with electric shower, low-level WC, hand wash basin, extractor fan, tiling to walls and tile flooring

## OUTSIDE

being set back from the road the frontage offers block paved in and out driveway, part fence and part mature shrub boarder, two outside lights, pedestrian access side gate and access to SINGLE GARAGE. single garage with up and over door, beam light, hot water tap, water tank, combi boiler and side door leading to side passage.

Well presented rear garden having part patio area and part lawn with shrub boarder and outside water tap. Composite decking area and towards to the rear access to summer house with composite decking seating area.





13 Longbridge Road, Lichfield, Staffordshire

Approximate Gross Internal Area

Main House = 216 Sq M/2326 Sq Ft

Garage = 11 Sq M/118 Sq Ft

Outbuilding = 25 Sq M/269 Sq Ft

Total = 252 Sq M/2713 Sq Ft

**Outbuilding**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Please contact our Hunters Lichfield Office  
on 01543 419000 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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