



62 Cricket Lane, Lichfield, WS14 9ER

 Parker
Hall

Set within a generous garden plot is this well presented detached family home, enjoying substantially upgraded interiors, four excellent double bedrooms and a prime location on the outskirts of popular Lichfield. Having been recently modernised to include new windows, facias and guttering, a new boiler with Nest remote heating controls and a refitted dining kitchen, this attractive detached home offers well proportioned accommodation to suit any growing family with further potential to extend or remodel as desired. The interiors comprise briefly reception hall, study, two reception rooms, dining kitchen, utility and cloakroom to the ground floor, with four good

sized double bedrooms off the first floor part galleried landing serviced by a master en suite and family bathroom. Outside, the generous plot is laid to a driveway with ample parking and a double garage to the front, with well tended gardens set to the rear enjoying much privacy.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this detached family home lies on the outskirts of the Cathedral City of Lichfield. Within this character city are a range of shops, pubs, cafes and restaurants, as well as the scenic Stowe Pools, historic medieval Cathedral and the

renowned Beacon Park. The property benefits from convenient access to the A38, A51, A5 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive. The property also lies within a superb school catchment area including King Edward VI.

- Executive Detached Family Home
- Recently Modernised & Spacious Interiors
- Prime Location on Lichfield Outskirts
- Two Reception Rooms & Study
- Refitted Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Excellent Double Bedrooms
- Master En Suite & Bathroom
- Generous & Private Gardens
- Double Garage & Ample Parking
- New Double Glazed Windows in 2019
- Mains Gas Central Heating with Refitted Boiler in 2018
- Well Placed for Commuter Routes & Rail Travel



Reception Hall

A gable porch leads to the front door into this attractive central hallway, having galleried staircase rising to the first floor and doors opening into:

Dining Room 3.9 x 3.27m (approx. 12'9 x 10'8)

A versatile reception room ideal as a formal dining space or additional sitting room, having a window to the front aspect. There is a door into the **Kitchen** and this space is ideal to create an open plan family room

Study 3.26 x 2.26m (approx. 10'8 x 7'4)

A useful home office or playroom, having window to the front aspect

Lounge 5.24 x 4.16m (approx. 17'2 x 13'7)

Another well presented reception room having swing and slide doors opening out to the rear gardens and a traditional wood burning stove

Dining Kitchen 5.62 x 4.6m (approx. 18'5 x 15'0)

Refitted in late 2019, this attractive contemporary space is fitted with a range of wall and base units housing inset stainless steel one and a half sink and integral appliances including double oven, gas hob, larder fridge, larder freezer and dishwasher.

Karndean flooring extends throughout and the kitchen has windows to the rear and side and a door into:

Utility 1.83 x 1.57m (approx. 6'0 x 5'1)

Fitted with base units housing an inset sink and spaces for washing machine and tumble dryer, with Karndean flooring, a window to the side and a door out to the patio and gardens

Cloakroom

Fitted with wash basin and WC, with tiled splash backs and an obscured window to the front





Stairs rise to the first floor **Part Galleried Landing**, where there is access to the loft, a window to the front and doors into the Airing Cupboard and:

Master Bedroom 5.33 x 3.03m (approx. 17'6 x 9'11)
A spacious principal bedroom having window to the rear aspect and a range of fitted furniture including a dressing table and wardrobes. A door opens into:

En Suite 2.33 x 1.27m (approx. 7'7 x 4'2)
A white suite comprises pedestal wash basin, WC and shower, with tiled flooring, tiled walls, a window to the side and heated towel rail

Bedroom Two 4.14 x 3.33m (approx. 13'6 x 10'10)
With a window to the front aspect

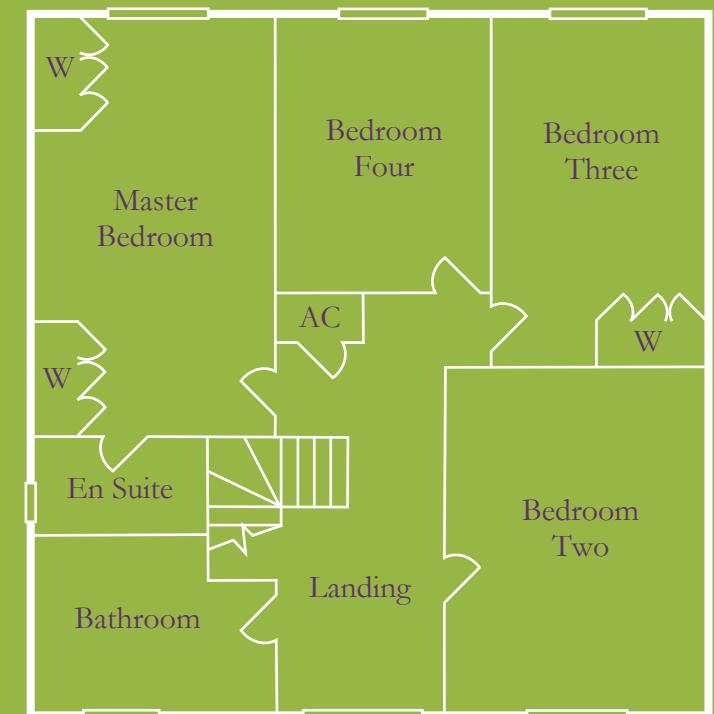
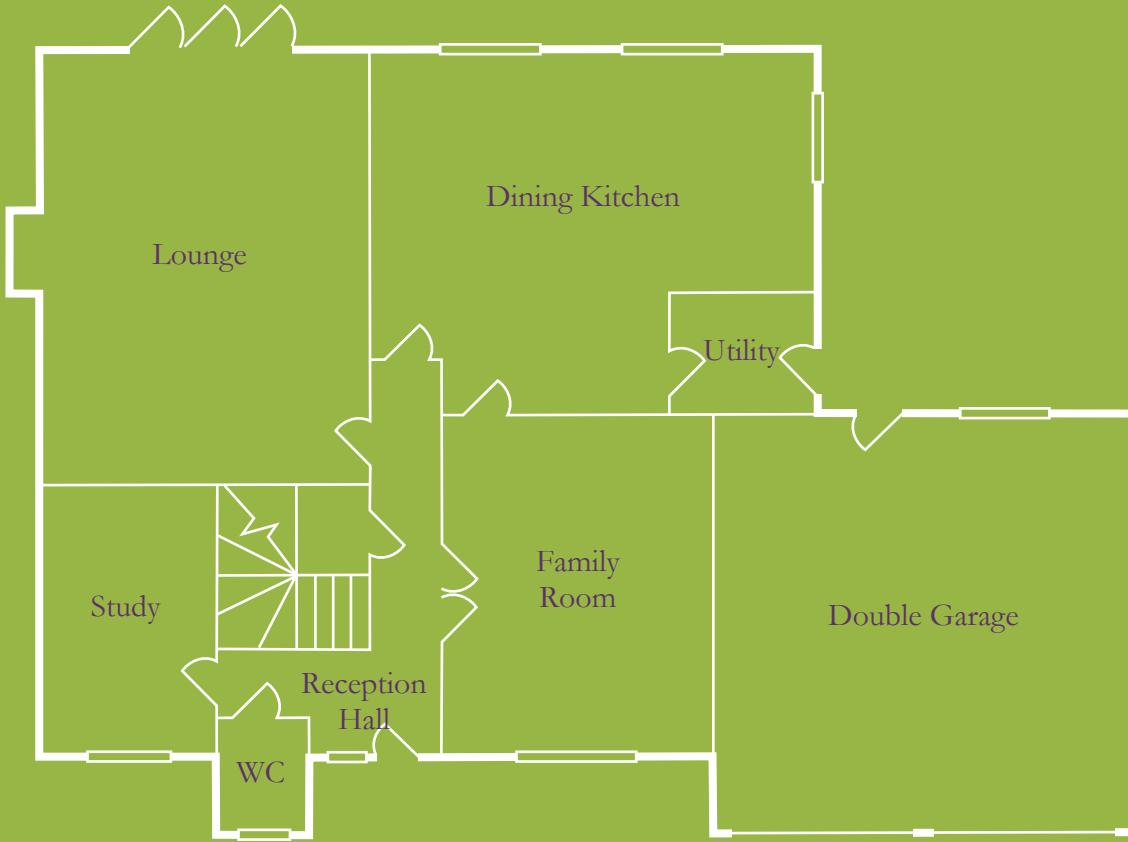
Bedroom Three 4.46 x 2.67m (approx. 14'7 x 8'9)
Another generous double room having a window to the rear and a fitted wardrobe

Bedroom Four 3.52 x 2.72m (approx. 11'6 x 8'10)
A fourth double room having a window to the rear aspect

Bathroom 2.93 x 1.87m (approx. 9'7 x 6'1)
Comprising pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled splash backs, a heated towel rail, an obscured window to the front and a useful fitted storage cupboard









Outside

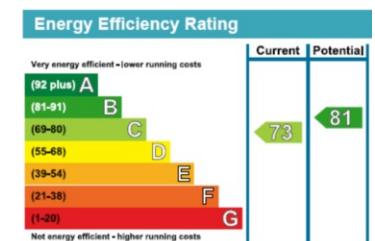
The property is set back from the lane beyond a generous frontage. The block paved driveway provides parking for a number of vehicles and there is access into the **Double Garage**. Gates to either side of the property lead to the rear aspect and there are well tended gardens laid to the front

Double Garage 5.39 x 5.08m (approx. 17'8 x 16'7)

With manual up and over entrance doors, power, lighting and a courtesy door into the rear garden

Gardens

Extending to a generous size, the rear garden is laid to block paved gated terrace to the side which opens out to the rear lawns garden. Mature foliage and borders give privacy to all sides, there is an exterior water point and there is PIR lighting to the front and rear aspects. The size of the rear garden lends itself to an extension being added to the property (STPP)



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.