

# Thomas Greenway

Lichfield, WS13 7QA



A wonderfully located family home just off Eastern Avenue in the Cathedral City of Lichfield.

Boasting a brilliant amount of living accommodation throughout (951 sq. ft.). If you are looking for your first purchase or looking to add to your buy to let portfolio then Thomas Greenway is for you!

£225,000

John German 

Internally, this home offers plenty of living accommodation throughout, briefly comprising of an entrance hallway, guest cloakroom, spacious living room/ diner, conservatory to rear and a fitted kitchen.

To the first-floor landing there are three well proportioned bedrooms and a family bathroom.

To the front, Thomas Greenway has a charming garden space which is mainly laid to lawn. As well as this, to the rear is a good-sized garden which is privately enclosed to the perimeter and has a gate leading to off-street parking at the rear.

Thomas Greenway is located just off Eastern Avenue on the North side of Lichfield. Situated brilliantly to take advantage of all of Lichfield's historic attractions and plenty of local amenities. This residential position is ideal for the family, close to Chadsmead Primary School, The Friary Senior School, as well as Lichfield Trent Valley Rail Station linking London Euston and Lichfield City Rail Station to Birmingham New Street Station. A38 and M6 toll Road linking surrounding Midland Commercial Centres and National Motorway Network are within easy access.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Off street parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

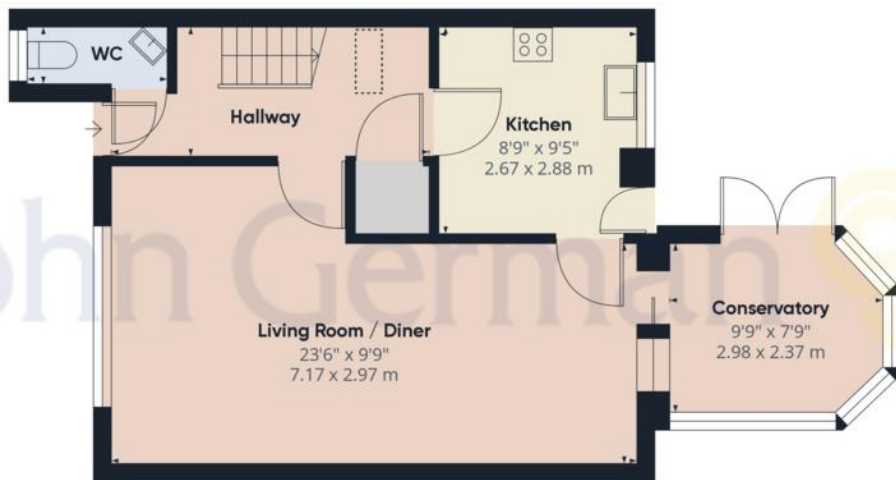
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band B

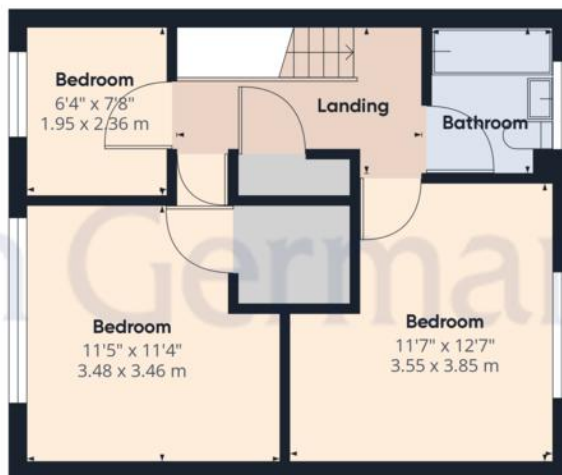
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09072024

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Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

951.21 ft<sup>2</sup>  
88.37 m<sup>2</sup>

**Reduced headroom**

3.34 ft<sup>2</sup>  
0.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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