



Larkin Avenue,
Lichfield, WS13 6UL

£425,000

Lichfield

£425,000



Coming to market on Larkin Avenue on an extremely popular estate in central Lichfield is this beautifully positioned three bedroom detached home.

Offered for sale with no upward chain, this home sits in a wonderful private position away from the road, with a generous size plot and charming outlook, and with an array of popular amenities, transport links, and desirable local schooling within close reach.

Approached via the attractive kerb appeal with a neatly kept front garden, the first impressions of this home are delightful. Internally the accommodation comprises of a welcoming entrance hall with guest W.C, leading into a spacious living room on the left, and a social kitchen/diner on the right.

The living room provides a fantastic space for relaxation, with dual aspect windows and French doors out to the beautiful rear garden. The hallway features attractive herringbone style flooring which flows through into the kitchen/diner, which boasts ample space for friends and family, with modern fitted appliances, dual aspect windows, and a separate utility room with store cupboard and further outdoor access.

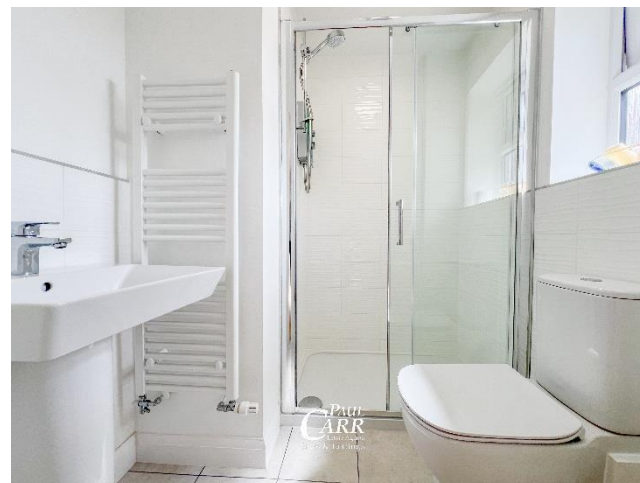
Upstairs off the landing are three brilliant size bedrooms and a main family bathroom suite. All three bedrooms benefit from fitted wardrobes, and the main bedroom features a private en-suite shower room.

Outside is well maintained rear garden with a private outlook, and a secure rear access out to the driveway and fantastic size external garage for this property.



Property Specification

No Upward Chain
Three Bedroom Detached Home
Quiet Location Near Central Lichfield
Spacious Living Room & Open Kitchen/Diner
Utility Room
External Garage



Hallway
7' 4" x 6' 4" (2.23m x 1.94m)

Lounge
17' 9" x 10' 8" (5.40m x 3.24m)

Kitchen/Diner
17' 9" x 9' 6" (5.41m x 2.89m)

Utility
5' 7" x 5' 6" (1.70m x 1.67m)

Bedroom One
11' 4" x 10' 0" (3.45m x 3.04m)

En-Suite
5' 9" x 5' 10" (1.74m x 1.79m)

Bedroom Two
11' 2" x 9' 8" (3.40m x 2.95m)

Bedroom Three
8' 10" x 7' 5" (2.70m x 2.26m)

Bathroom
6' 8" x 6' 4" (2.02m x 1.92m)

External Garage
17' 4" x 9' 9" (5.29m x 2.97m)

Agent's Note:

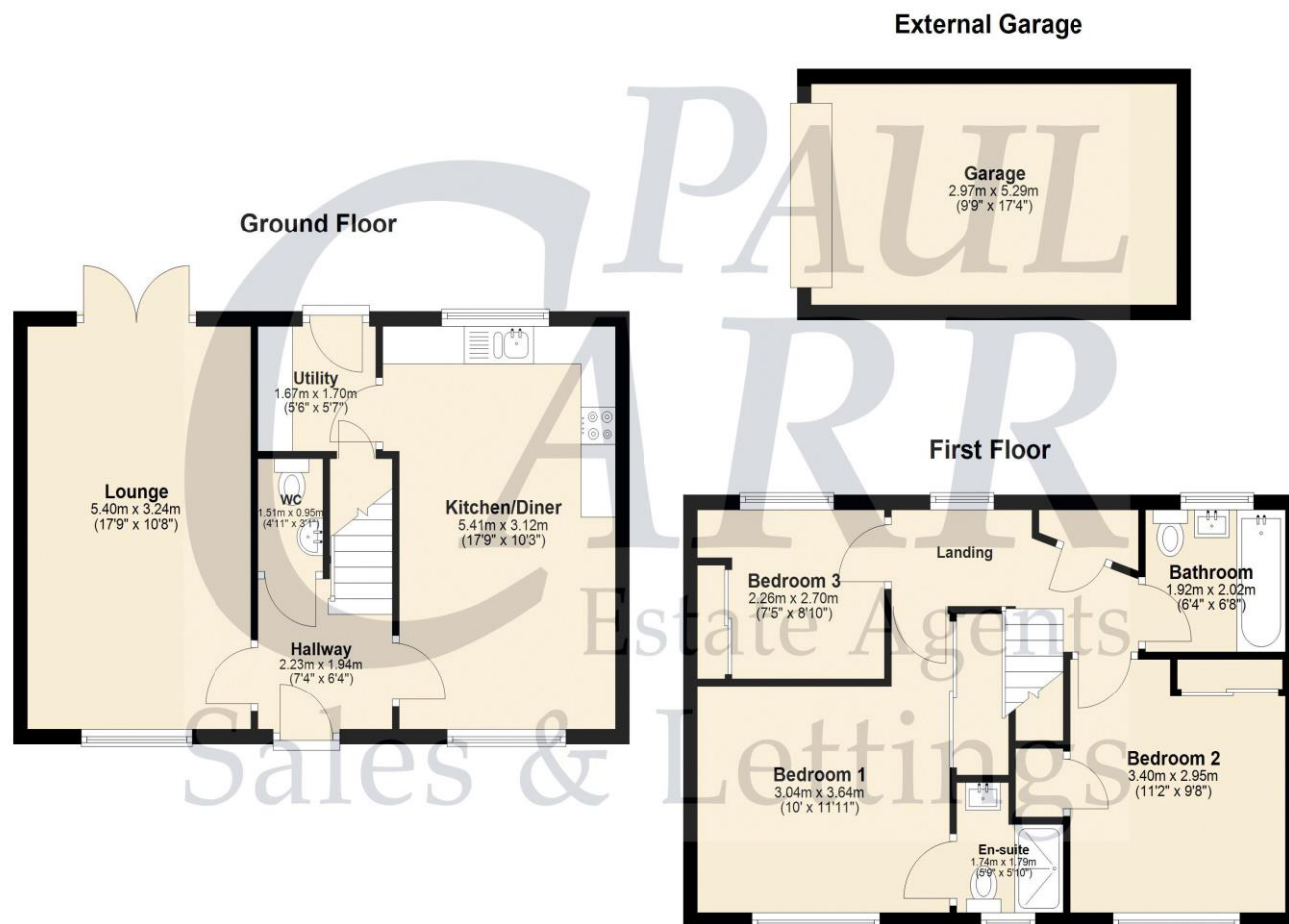
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: June 2025

Viewer's Note:

Services connected:
Council tax band: D
Tenure: Freehold
Estate fee: TBC

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

