



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.

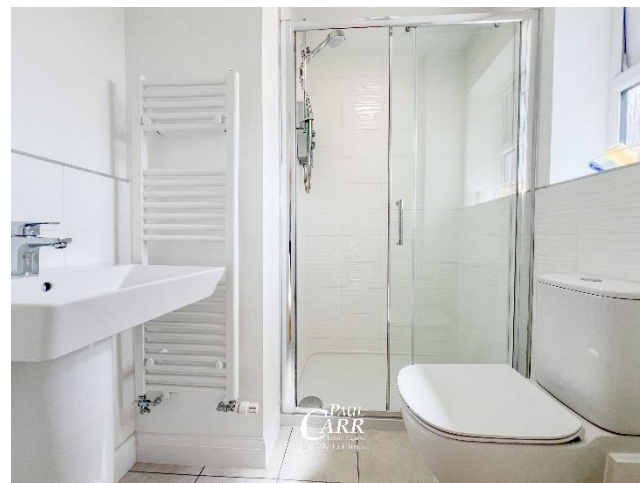
Outside is well maintained rear garden with a private outlook, and a secure rear access out to the driveway and fantastic size external garage for this property.





# 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:

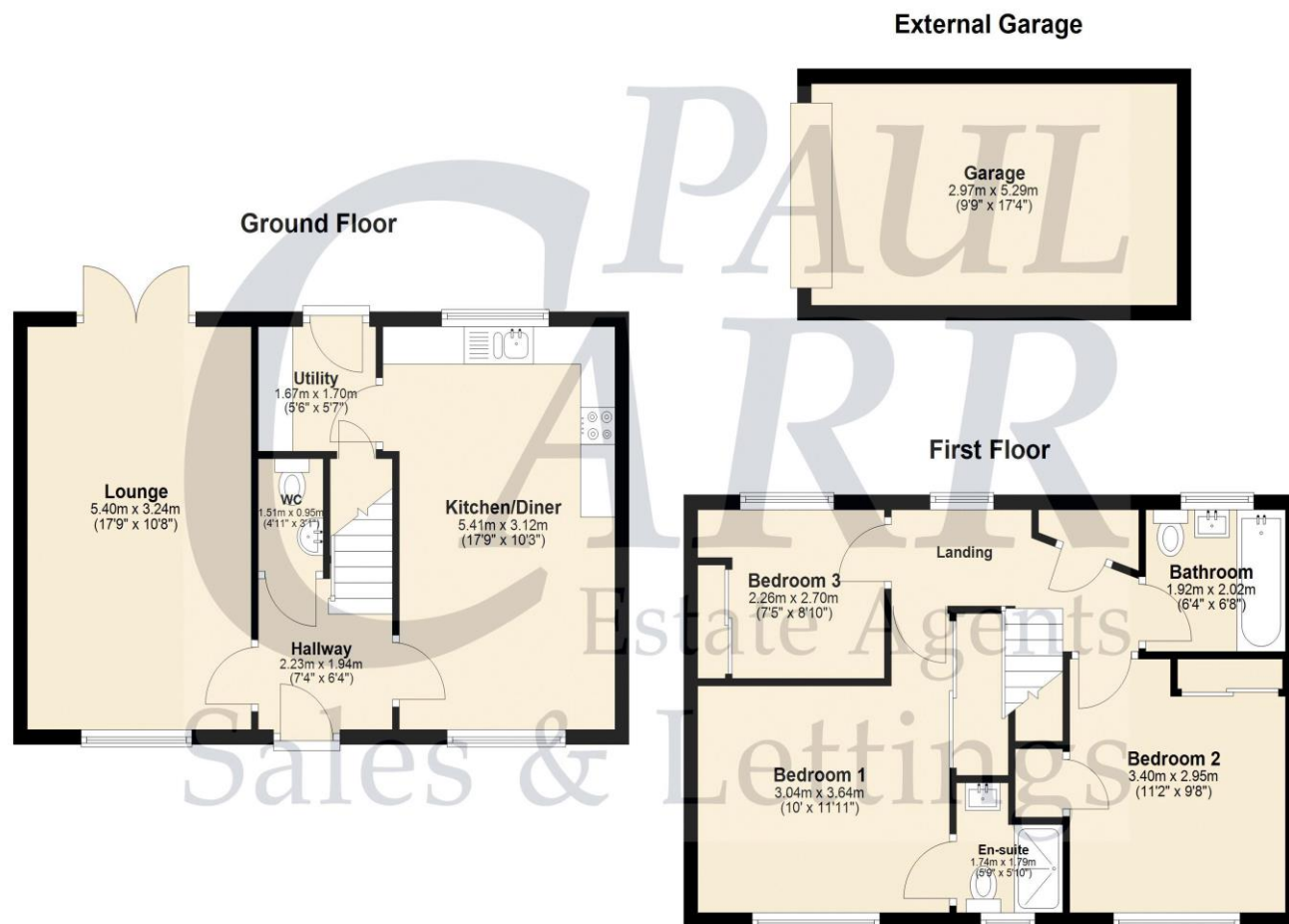
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## Viewer's Note:

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

