

HUNTERS®

HERE TO GET *you* THERE



Eastern Avenue

Lichfield, WS13 6RL

£225,000



Council Tax: B



27 Eastern Avenue

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£225,000



Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, coving, decorative dado rail, useful under stairs storage cupboard, electric wall heater and stairs leading to the first floor. Double doors into the

Living Room

having a feature fireplace. Ceiling light point, coving, radiator and a UPVC double-glazed bow window to the front aspect

Dining Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel sink and a half with drainer. Electric oven with electric hob and extractor hood, freestanding dishwasher, free standing washing machine and further appliance space for a fridge-freezer. Inset ceiling spotlights, vertical radiator, laminate flooring, UPVC double-glazed window and UPVC double-glazed French doors into the rear garden

First Floor Landing

having a ceiling light point, access to the partially boarded loft which also houses the central heating boiler, decorative dado rail and a UPVC double-glazed window to the side aspect

Bedroom One

having a ceiling light point, coving, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a useful fitted storage cupboard. Ceiling light point, coving, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a bulk head storage cupboard. Ceiling light point, coving, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a panelled bath with an electric overhead shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road behind a public footpath and has a pebbled frontage with mature shrubs and a timber pedestrian gate to access the side of the property

the rear garden has a paved patio seating area with paved steps to the lawn with well established shrubs and trees. There is an ornamental water feature, screen fencing, outside water tap, pedestrian gate to the side of the property and a pedestrian gate out of the rear garden to access the brick outhouse which can be used for storage.



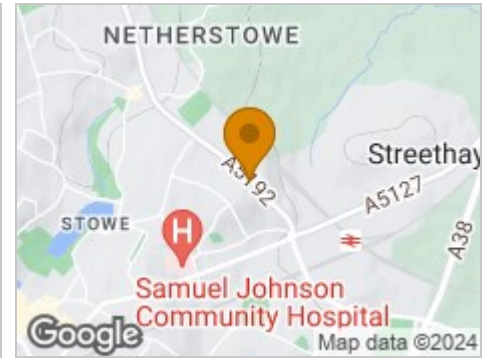
Road Map



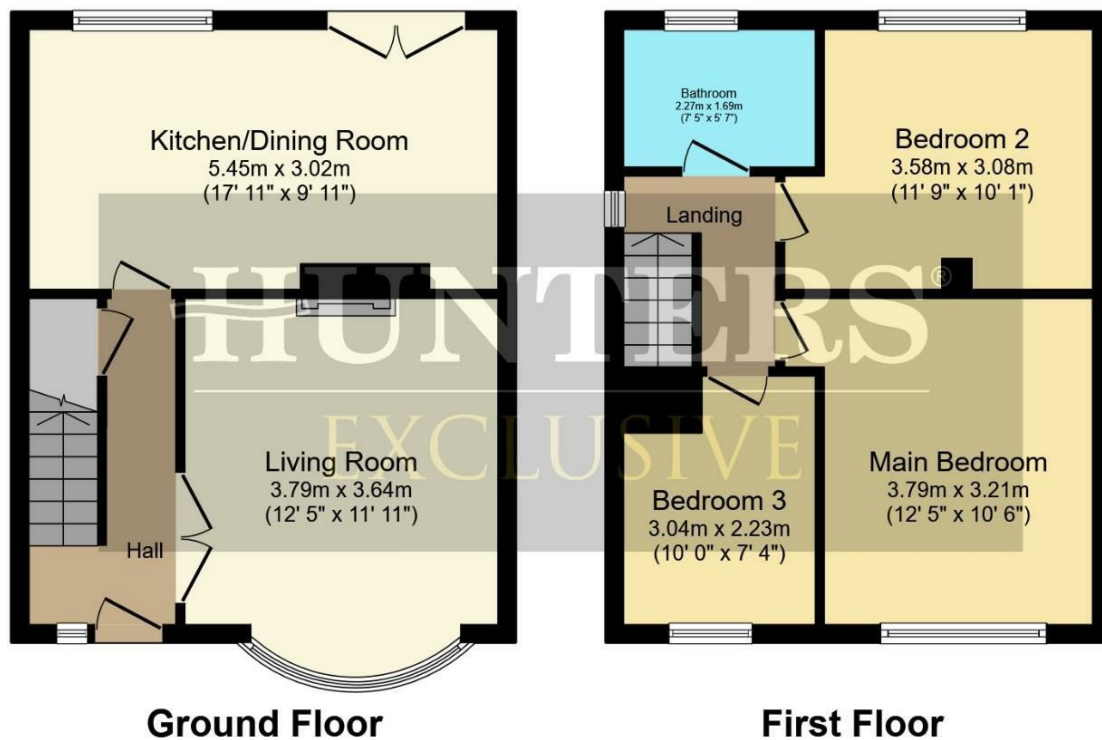
Hybrid Map



Terrain Map



Floor Plan



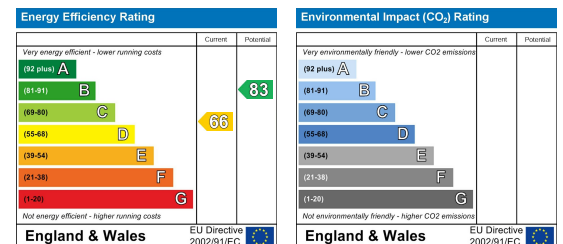
Total floor area 76.5 m² (823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

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 Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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