



Eider Avenue
Streethay, Lichfield

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Lovett&Co are delighted to offer for sale this beautifully presented and spacious four bedroom detached family home situated on a modern residential development with stunning views of the countryside.

The property briefly comprises: entrance hallway, spacious lounge, further sitting/dining room, kitchen diner, guest WC, landing, family bathroom and four large bedrooms with an en-suite to the master.

Externally there is a private rear garden with patio and lawn area, plus a two car driveway and detached garage with boarded attic space.

Other benefits include UPVC double glazing, gas central heating and around 6 1/2 years remaining of the original 10 year NHBC guarantee.

Streethay is ideally positioned in the outskirts of Lichfield, with easy access to the A38 and Trent Valley main line. Made famous by its three-spired cathedral, Lichfield is found within unspoiled surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

RECEPTION HALL:

Composite entrance door, laminate flooring, radiator, ceiling light point, useful storage cupboard, stairs to first floor, doors to the lounge, sitting/dining room, guest WC and kitchen-diner.

LOUNGE:

10' 8" x 17' 2" (3.25m x 5.23m)

Carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, window to front and French doors to the rear garden.

KITCHEN-DINER:

15' 1" x 14' 2" (4.59m x 4.33m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring gas hob with extractor hood, further integrated fridge and freezer, space for a dishwasher and washing machine, ample room for dining table and chairs, laminate flooring, window to the side and French doors to the garden.

SITTING/DINING ROOM:

8' 8" x 13' 5" (2.65m x 4.09m)

Laminate flooring, ceiling light points, radiator, windows to front and bay window to the side. Perfect for use as a sitting room or diner as well as home office or play room.

GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, radiator, vinyl flooring and light point.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom, useful storage cupboard and access to the loft space.

MASTER BEDROOM:

15' 2" x 10' 2" (4.62m x 3.10m)

Carpeted flooring, radiator, ceiling light point, window to the side and door to the en-suite.

EN-SUITE:

Modern suite comprising: shower cubicle, low level WC, wash hand basin, spot lights, radiator, extractor and Karndean flooring.

BEDROOM TWO:

18' 2" x 8' 7" (5.54m x 2.61m)

Carpeted flooring, ceiling light point, radiator and windows to the front and side.





BEDROOM THREE:

10' 10" x 9' 5" (3.31m x 2.86m)

Carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM FOUR:

7' 7" x 7' 6" (2.31m x 2.28m)

Laminate flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

White suite comprising: bath with shower over, wall mounted wash hand basin, low level W/C, wall tiling, Karndeian flooring, ceiling spot lights, radiator and window to the side.



EXTERNALLY:

At the rear is a two car driveway with access to the detached garage. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining and lawn perfect for children and pets to play. At the front is a public green

area with pathway, great for walking your dog or jogs to keep in shape.

DETACHED GARAGE:

Up and over front metal door, light and electric points, pitched roof with boarded attic space.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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