



Eastern Avenue  
Lichfield



# Eastern Avenue Lichfield



Lovett&Co. Estate Agents are pleased to offer TO LET this deceptively spacious three bedroom terraced house set back from the main road on a shared private cul-de-sac.

The property has been refurbished throughout and briefly comprises: entrance hallway, lounge, open plan kitchen and diner, guest WC, landing, three good sized bedrooms and a family bathroom. There is also a large single garage.

Externally there is a private driveway with parking for up to three vehicles plus a large private south facing garden to the rear with block paved patio and decking areas, which collect the sun all day.

Situated in the cathedral city of Lichfield and within walking distance of the city centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Supermarkets and gym facilities can be found just over the road.

Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station and Trent Valley just a few minutes walk away.

## **RECEPTION HALL:**

## **LOUNGE:**

11' 6" x 11' 2" (3.50m x 3.40m)

## **KITCHEN:**

19' 3" x 9' 0" (5.88m x 2.75m)

## **DOWNSTAIRS WC:**

## **FIRST FLOOR LANDING:**

## **MASTER BEDROOM:**

9' 2" x 12' 0" (2.80m x 3.65m)

## **BEDROOM TWO:**

9' 9" x 8' 10" (2.97m x 2.69m)

## **BEDROOM THREE:**

9' 3" x 7' 11" (2.82m x 2.42m)

## **FAMILY BATHROOM:**

## **GARAGE:**

7' 10" x 16' 5" (2.40m x 5.01m)

## **VIEWING:**

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

## **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.







