



Eastern Avenue  
Lichfield

# Eastern Avenue Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom semi-detached family home being offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, spacious front lounge, kitchen with dining area, rear porch, landing, bathroom and WC, plus three good sized bedrooms.

Externally there is a private landscaped rear garden with patio and lawn areas perfect for families to enjoy, as well as rear storage building and front courtyard. Parking to the rear is available for residents on a first come, first served basis and there is further on street parking on the laybys along Eastern Avenue.

Other benefits include: UPVC double glazing and gas central heating.

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:

UPVC entrance door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor and doors to the lounge and kitchen.

## LOUNGE:

12' 0" x 12' 4" (3.66m x 3.77m)  
Laminate flooring, ceiling light point, radiator and window to the front.

## KITCHEN & DINING AREA:

17' 10" x 9' 10" (5.44m x 3.00m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, fridge-freezer and washing machine, ample space for a dining table and chairs, radiator, light points, built in store cupboard, windows and UPVC door to the rear porch.

## REAR PORCH:

UPVC frame with doubled glazed windows and door to the garden.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and family bathroom.

## BEDROOM ONE:

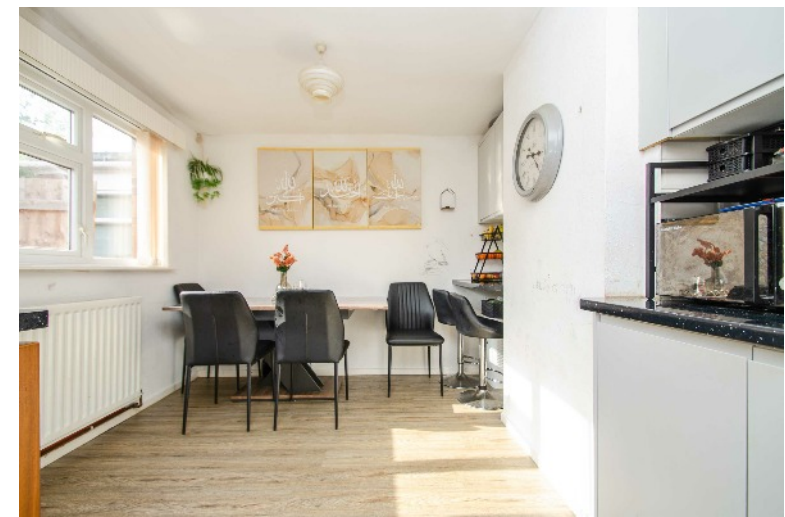
10' 6" x 12' 6" (3.20m x 3.80m)  
Carpeted flooring, radiator, ceiling light point and window to the front.

## BEDROOM TWO:

10' 3" x 10' 0" (3.12m x 3.05m)  
Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the rear.

## BEDROOM THREE:

7' 3" x 9' 8" (2.20m x 2.95m)  
Carpeted flooring, ceiling light point, radiator and window to the front.





**FAMILY BATHROOM:**

White suite comprising: bath with shower over and screen, pedestal wash hand basin, wall tiling, vinyl flooring, ceiling light, heated towel rail and window to rear.

**WC:**

Low level WC, vinyl flooring, heated towel rail and window to the rear.

**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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