



Lovett & Co.
estate agents



Greencroft
Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this three bedroom end terraced family home being offered with NO ONWARD CHAIN.

The much cherished family home occupies a large end plot with generous rear and side gardens, perfect for families to play and entertain guests.

The accommodation briefly comprises entrance hallway, spacious through lounge, kitchen-diner, plus a useful side entrance which could be converted into a separate dining area. The first floor landing leads to the three well proportioned bedrooms as well as the family bathroom and separate WC.

Other benefits include UPVC double glazing and gas central heating throughout. There is also plenty of storage with numerous cupboards throughout the property.

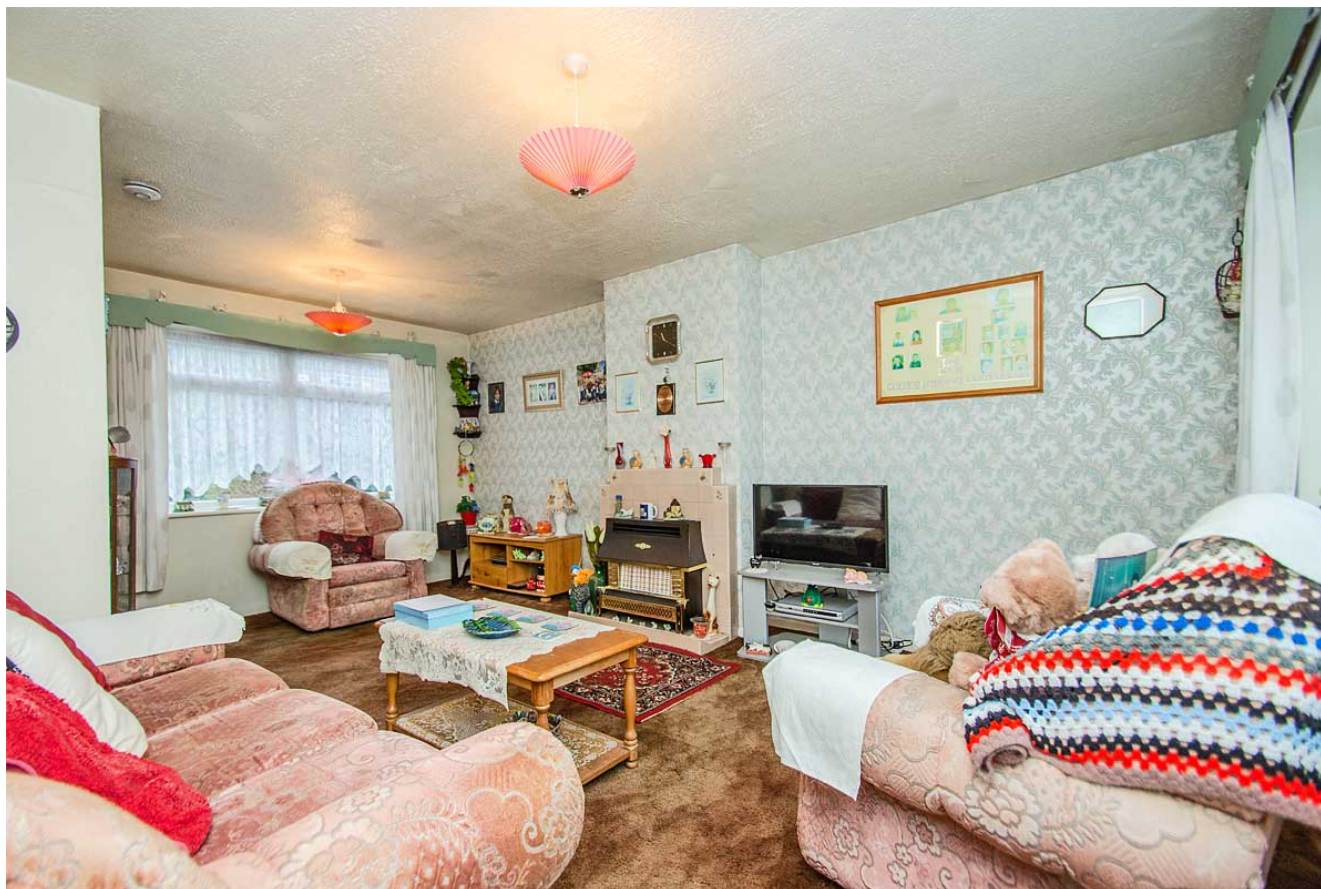
The property is located in the cathedral city of Lichfield and benefits from many attractions including a wide range of shops, restaurants & bars whilst also being conveniently located for access to good local schooling, supermarket and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

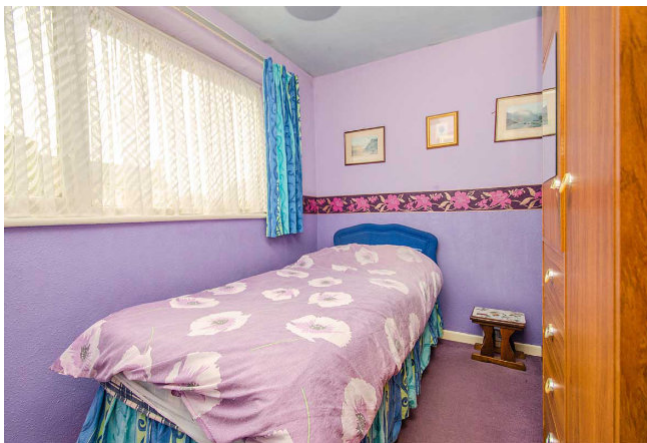
ENTRANCE HALL:

Wooden entrance door, carpeted flooring, ceiling light point, useful storage cupboard, radiator, stairs to first floor and door to the lounge.

LOUNGE:

12' 2" x 17' 6" (3.71m x 5.33m)





Feature fireplace with gas fire, light points, radiators, carpeted flooring, windows to the front and rear and door to the kitchen.

KITCHEN-DINER:

15' 1" x 7' 10" (4.60m x 2.39m)

Range of matching units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and other white goods, light point, radiator, vinyl flooring, useful storage cupboard, windows and door to the rear garden, opening to the side entrance.

SIDE ENTRANCE:

6' 1" x 9' 0" (1.86m x 2.75m)

UPVC side entrance door, vinyl flooring, ceiling light points, large storage cupboard and opening to the kitchen. This would make an ideal dining room by knocking into the large storage cupboard.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the rear, doors off to three bedrooms, family bathroom, WC and useful storage cupboard housing the modern gas boiler.

BEDROOM ONE:

12' 4" x 11' 8" max (3.76m x 3.56m)

Built in cupboard, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

9' 3" x 11' 8" (2.82m x 3.55m)

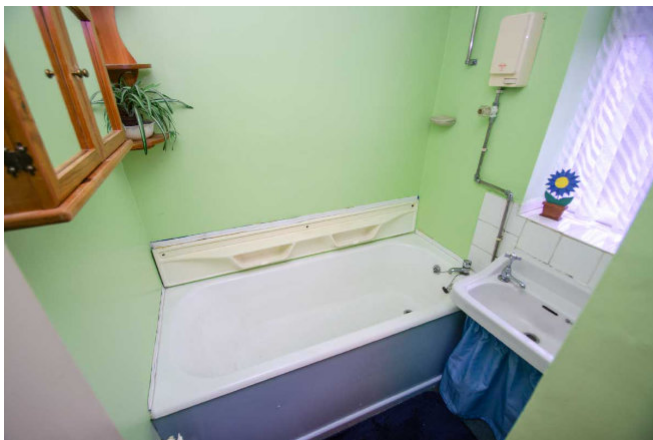
Built in cupboard, carpeted flooring, radiator, ceiling light point and window to front.#

BEDROOM THREE:

9' 4" x 7' 4" (2.85m x 2.23m)

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





FAMILY BATHROOM:

Suite comprising: bath, pedestal wash hand basin, light point, radiator, window to the rear.

WC:

Low level WC, light point 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

