



Pauls Walk
Lichfield

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Lovett&Co are delighted to offer for sale this well-presented three-bedroom end-terraced house, ideally situated just off Eastern Avenue in Lichfield, within easy walking distance of a wide range of local amenities and the city centre.

The property would make an excellent first home or would be an ideal purchase for any investors looking to expand their portfolio.

Positioned away from the main road with a pleasant green to the front the property is being offered with NO ONWARD CHAIN and briefly comprises: entrance hallway, kitchen, lounge and rear dining area, landing, three bedrooms and a family bathroom plus separate wc.

Externally there is a front lawn gardens plus a charming private rear garden which collects the sun all day and features a lawn and paved patio area, there is also off road allocated parking for two vehicles directly to the rear of the property.

There is also space to the side of the property with potential to extend SSTP.

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. There are also a number of convenience stores, shopping outlets and other service along Eastern Avenue. 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 Trent Valley Station just a few minutes walk away.

RECEPTION HALL:

Hardwood entrance door, carpeted flooring, ceiling light point, two useful storage cupboards, stairs to first floor and doors to the kitchen and lounge.

KITCHEN:

3.07m x 3.00m
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and four ring gas hob with extractor fan above, space and plumbing for washing machine and fridge-freezer, tiled flooring, ceiling light point, UPVC door and window to the rear and door to the dining area.

LOUNGE-DINER:

7.03m x 4.00m
Laminate flooring, ceiling light points, radiator, rear dining area with patio doors to the garden and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom, airing cupboard housing boiler and loft hatch.

BEDROOM ONE:

3.90m x 3.86m
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

3.60m x 3.17m
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.





BEDROOM THREE:

2.40m x 2.20m

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

FAMILY BATHROOM:

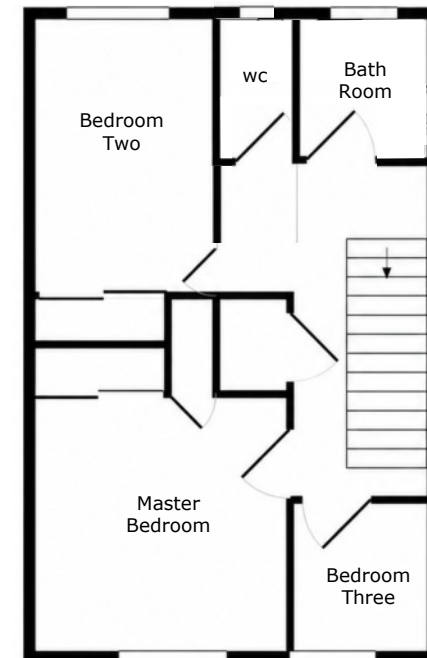
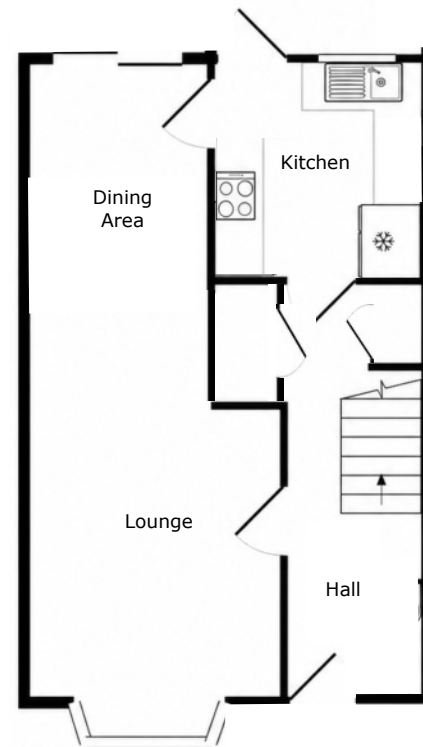
Suite comprising: bath with thermostat mains sitted shower over, pedestal wash hand basin, tiled walls and flooring, ceiling light point and window to rear. The wc is situated in an adjoining room.

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.



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