



Lovett & Co.
estate agents

Lincoln Close
Lichfield



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

The property occupies a generous plot with large frontage offering ample parking plus lawn garden area. The large rear garden features patio and lawn areas perfect for families to enjoy and for entertaining guests.

The accommodation comprises: entrance hall, front lounge, rear sitting room/diner, extended rear kitchen, landing, family bathroom and three well proportioned bedrooms. There is also a large tandem garage idea for storage or conversion (subject to building regs).

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

The property is located in north of Lichfield, just off of Eastern Avenue, with its wide range of shops, restaurants and other attractions 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.

RECEPTION HALL:

UPVC door, carpeted flooring, ceiling light point radiator, window to the side, stairs to first floor and door to the lounge.

LOUNGE:

11' 4" x 13' 9" (3.46m x 4.20m)





Feature fireplace with fitted gas fire, carpeted flooring, TV & phone sockets, ceiling light point, radiator, window to the front and door to the rear sitting room/diner.

REAR SITTING ROOM/DINER:

14' 4" x 9' 10" (4.37m x 3.00m)

Laminate flooring, ceiling light points, radiator, under stairs storage cupboard, patio doors to the garden and door to the kitchen.

KITCHEN:

9' 3" x 10' 6" (2.82m x 3.19m)

Range of matching 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, integrated dishwasher and washing machine, space for a fridge-freezer, light point, vinyl flooring, windows to the side and rear, door to the garage accessing the garden.

GARAGE:

7' 7" x 18' 4" (2.30m x 5.60m)

Up and over metal front door, light and electric points, space for further white goods, doors to the garden and kitchen.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft hatch, airing cupboard, doors off to three bedrooms and family bathroom.

BEDROOM ONE:

12' 6" x 8' 4" (3.80m x 2.53m)

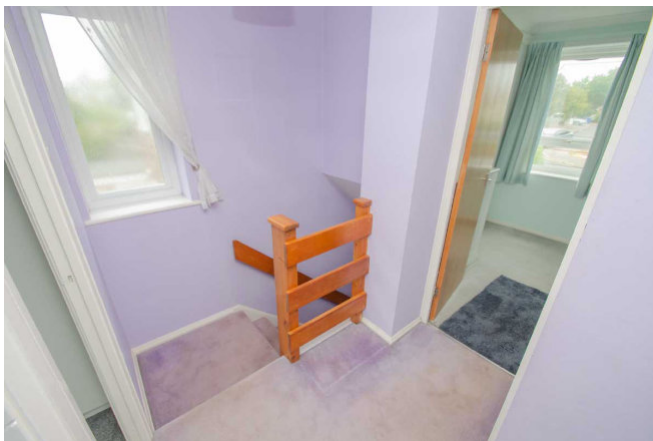
Built in wardrobe and two storage cupboards carpeted flooring, radiator, ceiling light point and windows to the front.

BEDROOM TWO:

8' 6" x 9' 1" (2.58m x 2.78m)

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





BEDROOM THREE:
5' 8" x 9' 1" (1.72m x 2.78m)
Carpeted flooring, ceiling light point, radiator, window to rear.

FAMILY BATHROOM:
White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator and window to side.

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	

