



Sullivan Walk
Lichfield

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Lovett&Co are delighted to offer for sale this three bedroom end-terraced house situated just off Eastern Avenue in Lichfield.

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 dining room, landing, three bedrooms and a family bathroom. Externally there are both front and rear gardens plus a rear driveway and garage.

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 services 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:

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

KITCHEN:

8' 6" x 11' 0" (2.60m x 3.35m)
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, washing machine, dryer, fridge and freezer, UPVC door and window to the rear and door to the dining room.

DINING ROOM:

10' 10" x 8' 7" (3.31m x 2.61m)
Carpeted flooring, ceiling light points, radiator, windows to rear, opening to the lounge.

FRONT LOUNGE:

10' 9" x 11' 9" (3.28m x 3.57m)
Feature fireplace, carpeted flooring, ceiling light points, radiator and window to the front.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

10' 7" x 11' 9" (3.22m x 3.58m)
Carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:

10' 0" x 8' 6" (3.05m x 2.60m)
Built in wardrobe (housing the Worcester Bosch boiler), carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

9' 0" x 8' 2" (2.75m x 2.50m)
Built in cupboard, carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Suite comprising: bath with shower over, wash hand basin, low level WC, vinyl flooring, tiled splash backs, radiator, light point and window to rear.





EXTERNALLY:

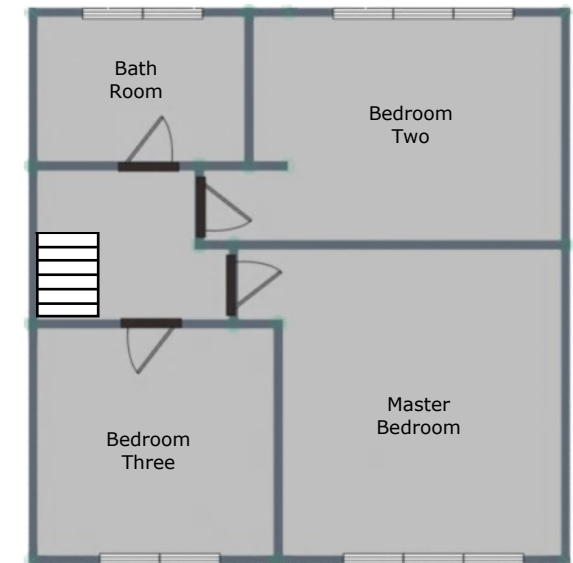
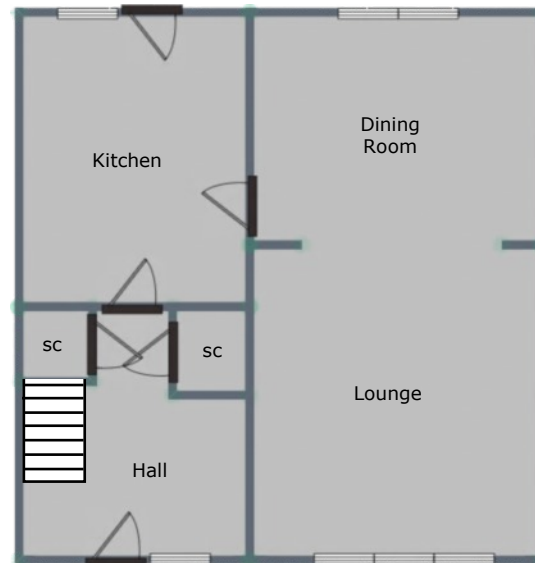
At the front is a gated and fenced lawn garden accessed from the public green area with pathway to the front door. The private and sunny rear garden is enclosed by brick walled borders with gated rear access and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds plus outside store. The driveway and garage are also 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:

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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