



105 Eastern Avenue, Lichfield
WS13 6RL

Downes & Daughters
ESTATE AGENCY

105 Eastern Avenue, Lichfield
WS13 6RL
£275,000

A superb opportunity to acquire this well presented, three double bedroom, mid terrace property in a popular location convenient for local shops and Lichfield Trent Valley train station. The wonderfully bright accommodation has a modern feel and would suit first time buyers and young families alike. The internal accommodation comprises: entrance hallway, study created from a partial garage conversion, guest cloakroom, central dining room, living room, conservatory and a stylish modern kitchen with access to the rear garden on the ground floor and three double bedrooms and a bathroom on the first floor. Externally there is driveway parking for two cars, a storage garage and low maintenance front and rear gardens.

Viewing is essential to appreciate the attractive nature and charm of this home.

GROUND FLOOR

Entrance Hallway • Study • Guest Cloakroom • Central Dining Room • Living Room • Conservatory • Stylish Modern Kitchen With Access To Rear Garden

FIRST FLOOR

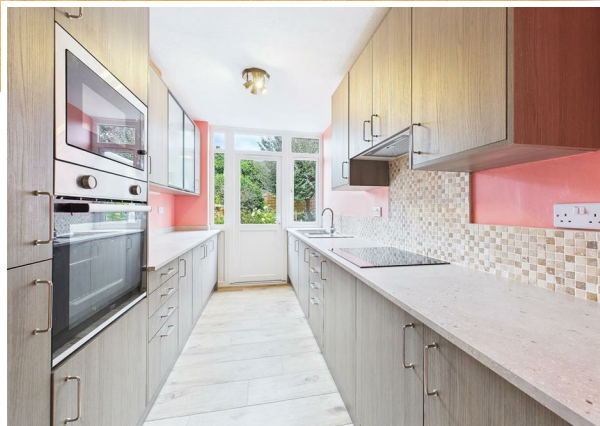
Landing • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes • Bedroom Three • Family Bathroom

OUTSIDE

Block Paved Front Garden With Stylishly Planted Beds & Borders • Driveway Parking For Two Cars • Storage Garage • Landscaped Rear Garden With Patio Seating Areas, Established Borders & Rear Gated Access

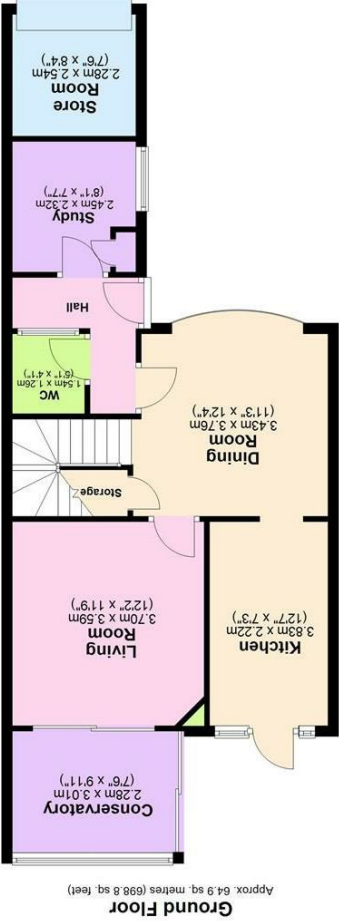
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band B • All Mains Services • Upvc Double Glazing





Environmental Impact (CO ₂) Rating		
Current	Desirable	
England & Wales 2020/9/IEC		
EU Directive		
Not environmentally friendly - higher CO ₂ emissions		
Very environmentally friendly - lower CO ₂ emissions		
Energy Efficiency Rating		
England & Wales 2020/9/IEC		
EU Directive		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Current	Desirable	
79	67	
A	G	



Total area: approx. 108.0 sq. metres (1162.4 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Not All Agents Are Equal...