

**Lovett** & Co.  
estate agents

Valley Lane  
Lichfield





Lovett&Co. Estate Agents are pleased to offer for sale by the modern method of auction, this three bedroom property being offered with NO ONWARD CHAIN.

Situated just a short walk from the city centre, the property offers huge potential to modernise and develop, with space to the side ideal for a large extension (subject to planning).

The property briefly comprises: entrance hallway, open plan rear lounge-diner, breakfast kitchen, side hallway to the generous garage, landing, three well proportioned bedrooms and a family bathroom.

Externally the property occupies a good sized plot with ample parking to the front as well as a large private rear garden.

The property is just a short walk away from the city centre and Trent Valley train station. Made famous by its three-spired cathedral, Lichfield is found within unspoiled surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.







#### **RECEPTION HALL:**

#### **LOUNGE-DINER:**

19' 2" x 13' 5" (5.83m x 4.09m)

#### **BREAKFAST KITCHEN:**

12' 8" x 9' 2" (3.85m x 2.80m)

#### **FIRST FLOOR LANDING:**

#### **BEDROOM ONE:**

10' 8" x 13' 7" (3.25m x 4.14m)

#### **BEDROOM TWO:**

10' 8" x 8' 6" (3.25m x 2.587m)

#### **BEDROOM THREE:**

8' 5" x 10' 6" (2.56m x 3.19m)

#### **FAMILY BATHROOM:**

#### **GARAGE:**

10' 0" x 22' 4" (3.04m x 6.80m)

#### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.


#### **DISCLAIMER:**

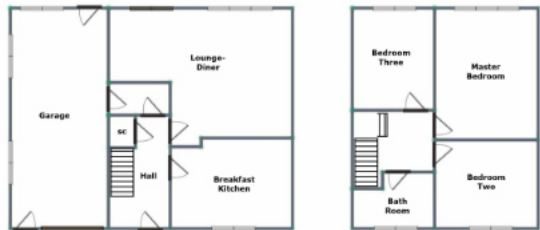
These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions 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.



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



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