

Lovett & Co.  
estate agents

Template Lane  
Template Town



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious four bedroom property situated in popular residential area of Lichfield just a short walk from the city centre.

A private front driveway offers off road parking and there is a large private rear garden which collects the sun throughout the day.

The property is for sale through the modern method of auction.

#### HALLWAY

LOUNGE  
4.48m x 3.85m max

KITCHEN  
3.02m x 2.71m

DINER  
3.32m x 2.95m

#### LANDING

BEDROOM ONE  
3.80m x 3.88m

BEDROOM TWO  
3.13m x 2.95m

BEDROOM THREE  
3.96m x 3.06m max

BEDROOM FOUR  
2.35m x 2.70m

#### BATHROOM

#### VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### 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.

