



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Parnell Avenue, Darwin Park, Lichfield

£330,000

3 1 1



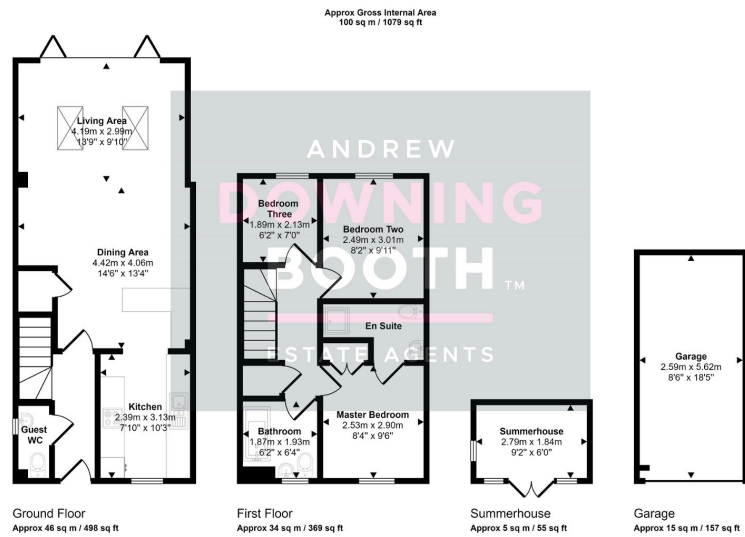
A wonderful opportunity for a beautifully extended and cleverly re-configured three bedroom home, in one of Lichfield's most sought after areas. This impressive semi-detached property in Parnell Avenue benefits from occupying a quiet position within Darwin Park and looks out to an attractive green, not something that can be said for many properties in this area.

Darwin Park is always a very popular part of Lichfield, with Parnell Avenue sitting less than a mile away from the city centre, with Beacon Park, Lichfield City train station, highly rated schools and major supermarkets all being easily accessible.

The accommodation is set across two floors, with an entrance hall, stunning open plan kitchen/living/diner with bi-fold doors out to the garden, and guest WC all to the ground floor, whilst the three bedrooms and main bathroom occupy the first. A charming frontage is complimented with a private and well maintained garden (with fabulous summerhouse), with a garage and two parking spaces also included.

Exceptional open plan living, three good size bedrooms and a fantastic location; three characteristics often associated with properties coming with a much higher price tag, so we must advise booking in a viewing at your earliest convenience.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

- Three Bedroom Semi-Detached Property
- Bi-Fold Doors Out To The Garden
- Very Popular Location Close To Various Amenities
- EPC Rating: C
- Beautifully Extended/Reconfigured To Incorporate Open-Plan Living
- Summerhouse, Garage & Two Parking Spaces
- Generous Master Bedroom With Built In Wardrobes & En-Suite
- Council Tax Band: C

