



Swan Mews, Swan Road, Lichfield

Offers Over £240,000

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An exceptional opportunity for a consistently spacious two double bedroom home, nestled well and truly in the heart of Lichfield's vibrant city centre and requiring opportunity for modernisation.

Sitting across from the award-winning Beacon Park, this impressive terraced property at Swan Mews boasts access to all of Lichfield's most notable amenities, including various upmarket bars/restaurants (including Michelin-star 'Upstairs' by Tom Shepherd), plenty of shops, Lichfield Cathedral and transport links, with Lichfield City train station within a short walk offering a direct line to Birmingham and other surrounding areas. Just a swift drive is Lichfield Trent Valley, providing a direct commuter route to London Euston in as little as one hour and thirteen minutes.

The accommodation offers an abundance of potential, enjoying generous dimensions across two floors; the ground floor featuring a welcoming entrance hall, fabulous lounge/diner leading out to the communal gardens, and a fitted kitchen, whilst the first floor is home to both double bedrooms and bathroom, with the Master complete with its own en-suite WC. Immaculately-kept communal gardens make up the exterior, with allocated parking to the frontage.

Whether you are an investor, downsizer, or a first/second time buyer, this property has something for everyone. A viewing is essential.

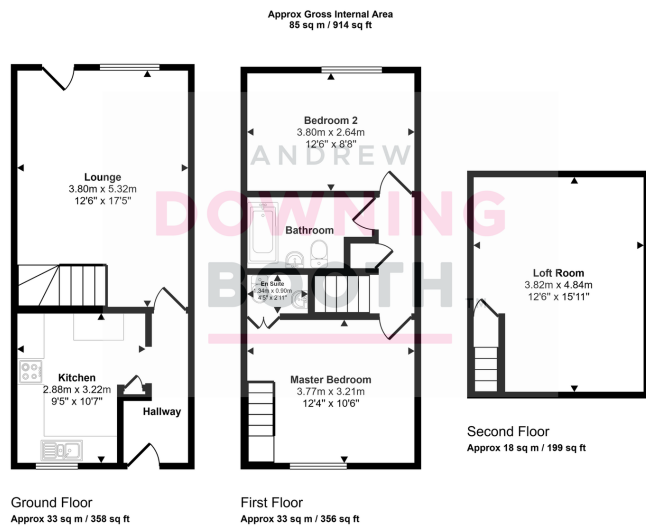
Entrance Hall

A front facing UPVC double glazed exterior door opens to an entrance hall fitted with a radiator and ceiling coving. A recess opens through to the kitchen.

Kitchen - 3.16m x 2.74m (10'4" x 8'11")

The kitchen is fitted with a range of matching base cabinets and wall units whilst a one and a half bowl ceramic sink with chrome mixer tap is set into the work surface with a tiled splashback. There are spaces for a washing machine, cooker with extractor hood above and a tall fridge freezer, whilst there is a tiled floor and front facing UPVC double glazed window. A wall unit houses the gas fired central heating boiler.





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 Snappy 360.

- Two Double Bedroom Terraced Home
- Parking Space
- Large Lounge Diner & Kitchen
- EPC Rating: C
- Ideally Located For Lichfield City Centre
- Stunning Communal Gardens
- First Floor Bathroom & Useful Loft Room

