



Kilby Avenue, Lichfield

£400,000

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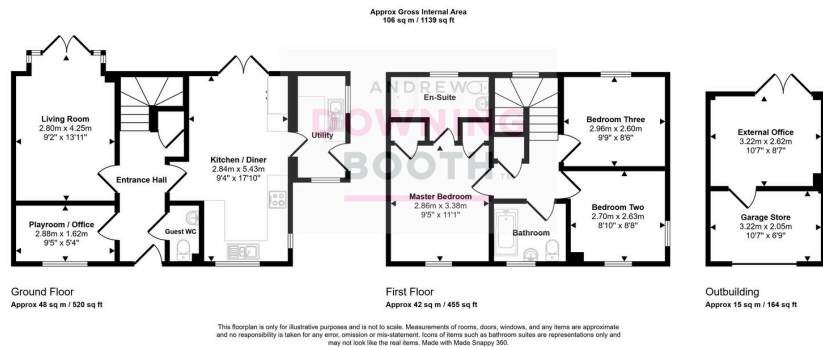
A conveniently located and impeccably appointed three double bedroom family home, boasting a stunning dual aspect kitchen/diner and consistently generous room sizes, whilst sitting just a swift drive from the thriving city centre of Lichfield.

This hugely impressive detached property in Kilby Avenue sits towards the Northern end of Lichfield and boasts a hugely practical location, just shy of a five minute drive to Lichfield Trent Valley train station that provides a direct commuter route to Birmingham, London and other surrounding areas, whilst ample surrounding countryside and Stychbrook Park offer scenic walks and trails for any keen ramblers. If all of this were not enough, less than a mile's walk will have you arrive at Imperial Retail Park, with a gym, Lidl supermarket and Costa Coffee all available.

A family-friendly layout is set across two floors, each with light and airy rooms throughout; the first floor home to a welcoming entrance hall, tastefully appointed living room, the aforementioned beautiful kitchen/diner (with French doors out to the garden), flexible home office/playroom, utility room and guest WC, whilst to the first floor are all three double bedrooms and contemporary main bathroom, with the Master even boasting its own en-suite shower room. A charming frontage with a brick paved driveway is complimented by a good size lawned garden to the rear to make up the property's exterior, with a partially converted garage now catering for a wonderful external study that offers an abundance of potential purposes.

A viewing is nothing short of essential in order to appreciate what's on offer.





- Three Double Bedroom Detached Home
- Stunning Dual Aspect Kitchen / Diner
- Partial Garage Conversion Allowing For External Study
- EPC Rating: B
- Beautifully Presented Throughout
- Generous Living Room & Flexible Office / Playroom
- Spacious Master Bedroom With En-Suite Shower Room
- Council Tax Band: D

