



ANDREW
DOWNING
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ESTATE AGENTS

Agincourt Road, Lichfield, WS14 0GH

£260,000

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Welcome to this modern townhouse, ideally situated in a highly sought-after Lichfield estate. Boasting two double bedrooms, the home is within easy walking distance of the city centre and train station, with excellent access to the A5, A38, and M6 Toll.

The ground floor features a stylish kitchen with fitted gas hob and electric oven, a convenient guest WC, and a reception room opening onto a patio and low-maintenance rear garden—perfect for relaxing or entertaining. Upstairs, there are two double bedrooms and a family bathroom with bath and separate shower.

Externally, the property benefits from off-road parking, a single garage, double-glazed windows, and gas central heating throughout, combining comfort, practicality, and modern living.

Don't miss the opportunity to view this modern townhouse—contact us today to arrange a viewing and experience all it has to offer.



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- Two Bedroom Townhouse
- Guest WC
- Family Bathroom With Bath With Shower Over
- EPC Rating: C
- Walking Distance To Lichfield City Centre & Train Station
- Stylish Kitchen With Gas Hob & Electric Oven
- Off Road Parking & Single Garage
- Council Tax Band: B

