



Maxtock Avenue,  
Lichfield, WS13 6PE

Offers in the Region Of £370,000

# Lichfield

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This well presented three bedroom semi-detached family home is situated on Maxtock Avenue in Lichfield, within close distance of highly rated local schooling, popular amenities, and transport links in Lichfield City Centre.

Approached via welcoming curb appeal with access to the rear parking area and external garage.

The internal accommodation briefly comprises of a large entrance hallway with store cupboard, leading into a cosy sitting area and kitchen/diner. This ground floor provides a fantastic entertainment space for a family, with French doors out to the rear garden, as well as the bonus of a separate utility room and downstairs guest W.C.

Upstairs on the first floor is a spacious family lounge, as well as the main bathroom and third bedroom. This bedroom features fitted wardrobes and two windows overlooking the garden.

To the second floor is the master bedroom, with fitted wardrobes and a private en-suite shower room, as well as the second bedroom. All three bedrooms boast a huge amount of space with ample furniture room for a growing family.

Outside is a charming rear garden with social decking area, lawn, and fenced enclosure with side gate out to the garage and parking area.





## Property Specification

THREE BEDROOM SEMI-DETACHED FAMILY HOME  
THREE LARGE DOUBLE BEDROOMS  
WONDERFUL OPEN PLAN KITCHEN/DINER  
SEPARATE UTILITY AND GUEST W.C.  
STUDY/SITTING AREA

Hallway 14' 6" x 5' 7" (4.43m x 1.69m)

Sitting Area 12' 2" x 9' 1" (3.72m x 2.76m)

Kitchen/Diner 16' 0" x 9' 1" (4.87m x 2.78m)

Utility 5' 6" x 5' 6" (1.68m x 1.68m)

Downstairs Guest W.C. 5' 7" x 2' 11" (1.69m x 0.88m)

### First Floor

Lounge 15' 2" x 12' 3" (4.63m x 3.73m max, 3.20 min)

Bedroom Three 13' 2" x 8' 8" (4.01m x 2.64m)

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

### Second Floor

Bedroom One 15' 3" x 12' 4" (4.65m x 3.77m max, 3.25 min)

En-suite 7' 1" x 6' 1" (2.15m x 1.85m)

Bedroom Two 15' 2" x 8' 9" (4.62m x 2.66m)  
External Garage

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected:  
Gas/electric/water/drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

