



Lister Avenue, Streethay
Lichfield, WS13 8GB

Offers in the Region Of £315,000

Streethay

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CHARMING THREE BED HOME IN STREETHAY, LICHFIELD

This wonderful three-bedroom home is situated on Lister Avenue off Yoxall Way on the popular Streethay estate in Lichfield. Within close reach of Lichfield Trent Valley station with connections to Birmingham and London, this home is ideally positioned for any first time buyers or young families searching in the area.

Approached via the attractive curb appeal with a driveway to the side, this charming property consists of a welcoming entrance hallway with a downstairs W.C, leading into a beautiful modern fitted kitchen to the fore. To the rear of the property is a spacious lounge/dining room, providing ample entertainment space, with an attractive built in media wall and feature fireplace, plus French doors out to the garden.

Upstairs off the landing are three great size bedrooms and a main family bathroom suite. The master bedroom also features fitted wardrobes.

Outside is a wonderful garden, wider than you'd expect, with a large lawn and social patio area with private fenced enclosure surrounding.





Property Specification

THREE BEDROOM SEMI-DETACHED HOME
SPACIOUS LOUNGE/DINER
FITTED KITCHEN
DOWNSTAIRS W.C.
THREE GOOD SIZE BEDROOMS

Hallway

Downstairs W.C. 6' 4" x 2' 11" (1.92m x 0.90m)

Kitchen 9' 8" x 8' 6" (2.94m x 2.58m)

Lounge/Diner 16' 6" x 12' 9" (5.03m x 3.89m)

Bedroom One 12' 1" x 8' 7" (3.68m x 2.62m)

Bedroom Two 10' 4" x 8' 7" (3.15m x 2.62m)

Bedroom Three 8' 2" x 7' 7" (2.48m x 2.31m)

Bathroom 7' 7" x 6' 3" (2.32m x 1.91m)

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:

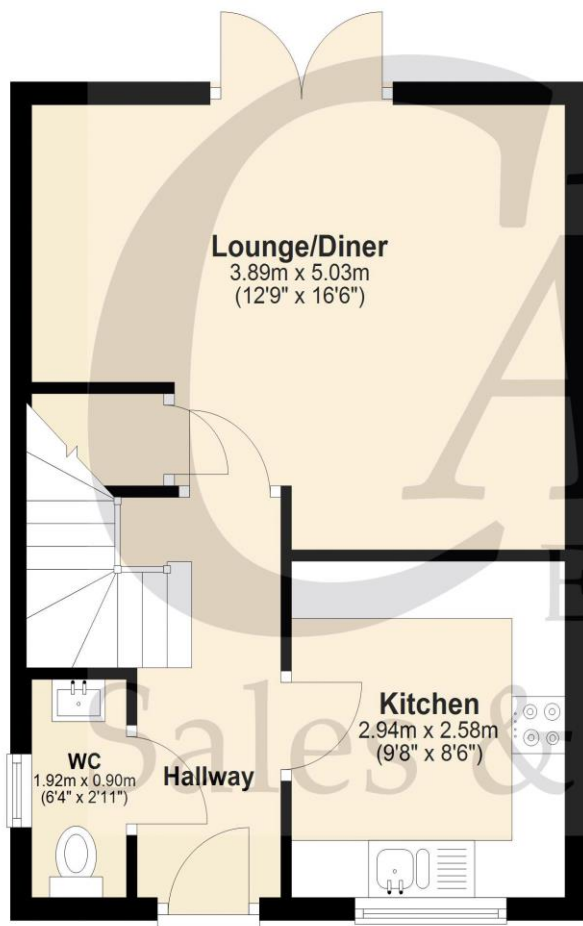
Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: C
Tenure: Freehold
Service Charge: £236
Loft insulated & fully boarded

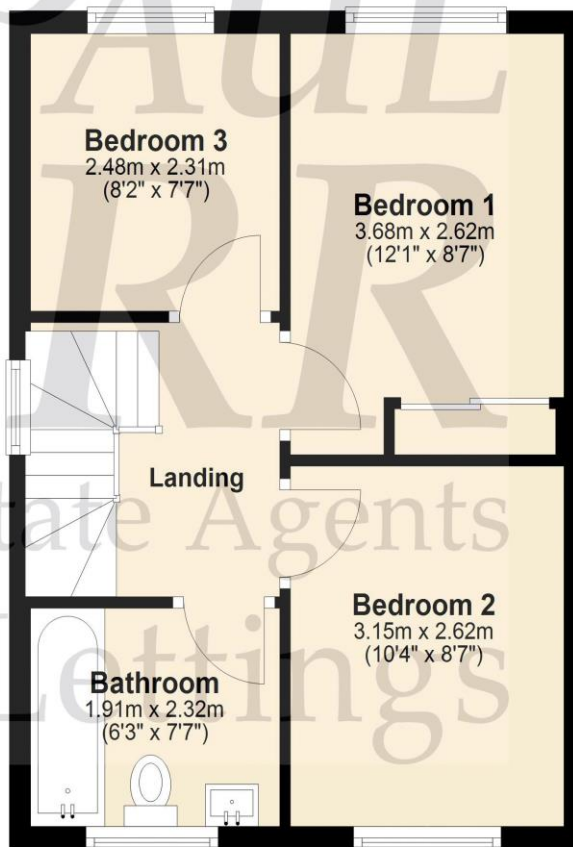
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

