



Byron Avenue,
Lichfield, WS14 9BX

£375,000

Welcome to Byron Avenue in Lichfield. This wonderfully peaceful road is situated off Shortbutts Lane in central Lichfield, within catchment of popular local schooling, and close distance of popular amenities and transport links throughout the city. Boasting a wide range of potential throughout, this lovely home sits on a private plot with a South facing rear garden.

Approached via the attractive curb appeal with a paved driveway, the internal accommodation comprises of a welcoming entrance hall with stairs up to the first floor, and a main door leading into a social dining area. This dining area flows into a spacious bright living room, providing ample entertainment space for friends and family, with a conservatory off the living area overlooking the beautiful rear garden.

There is a modern kitchen to the fore with cleverly fitted storage, plus integral access to a generous size garage with further outdoor access.

Upstairs off the landing are three brilliant size bedrooms, all with fitted storage, and a modern fitted family bathroom. Bedrooms one and two both feature bespoke fitted wardrobes and plenty of space for more furniture.

Outside is a beautiful private rear garden which has been immaculately maintained throughout the years. You can really feel the care that has gone into this outdoor space. Not only is this garden South facing, but it features ample privacy with a social patio area and a vast lawn with attractive plants and shrubbery.

Tenure: Freehold
Council Tax Band: D



**PAUL
CARR**
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Sales & Lettings

Entrance Hall

5' 3" x 4' 7" (1.61m x 1.40m)

Lounge/Dining Area

22' 11" x 19' 5" (6.99m max x 5.92m max)

Conservatory

9' 0" x 8' 2" (2.75m x 2.48m)

Kitchen

10' 11" x 6' 11" (3.34m x 2.11m)

Integral Garage

16' 7" x 8' 11" (5.05m x 2.71m)

Bedroom One

12' 0" x 10' 4" (3.67m x 3.15m)

Bedroom Two

12' 8" x 9' 1" (3.85m x 2.77m)

Bedroom Three

10' 6" x 7' 0" (3.19m x 2.14m)

Bathroom

8' 0" x 6' 11" (2.43m x 2.10m)

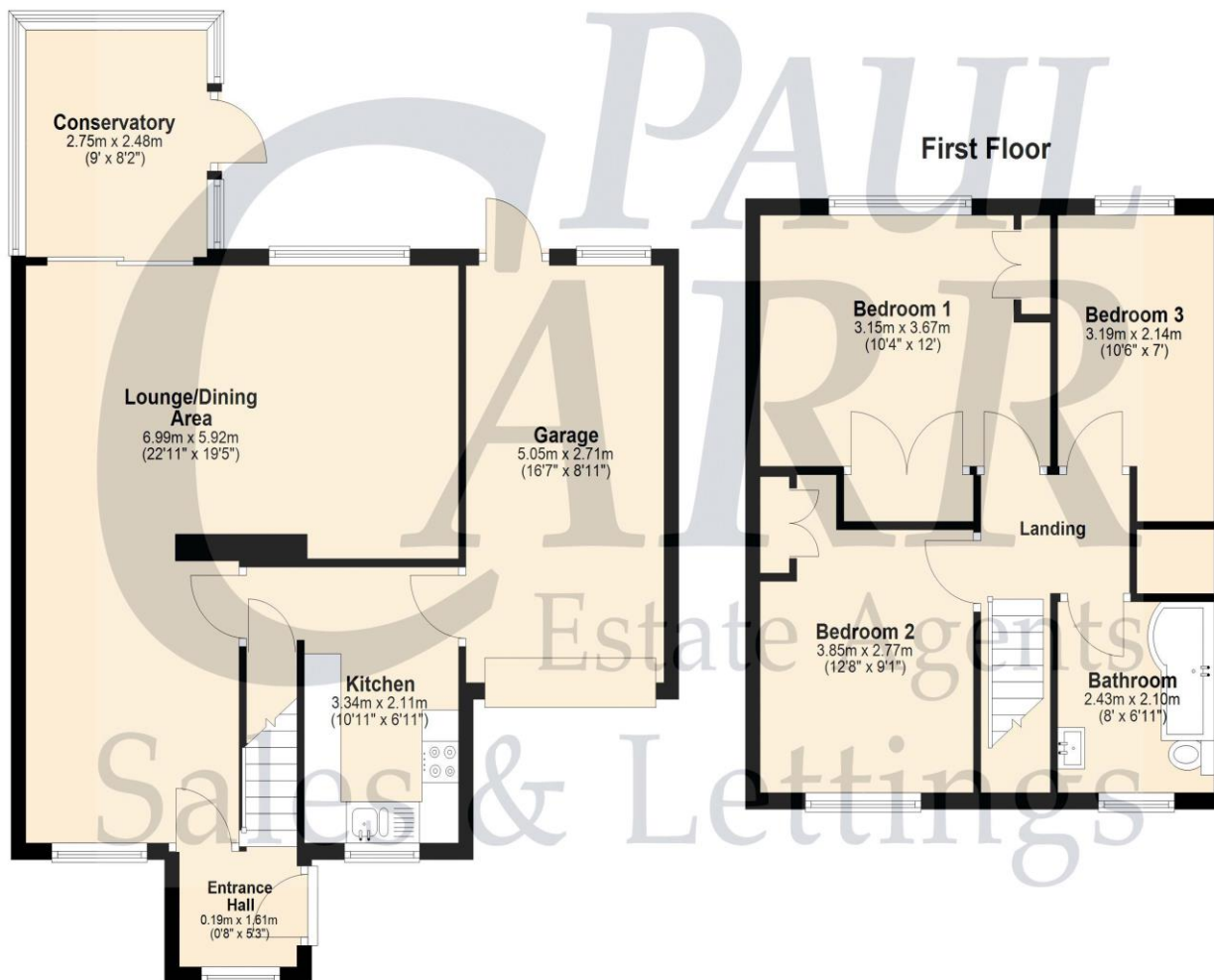




Floor Plan

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

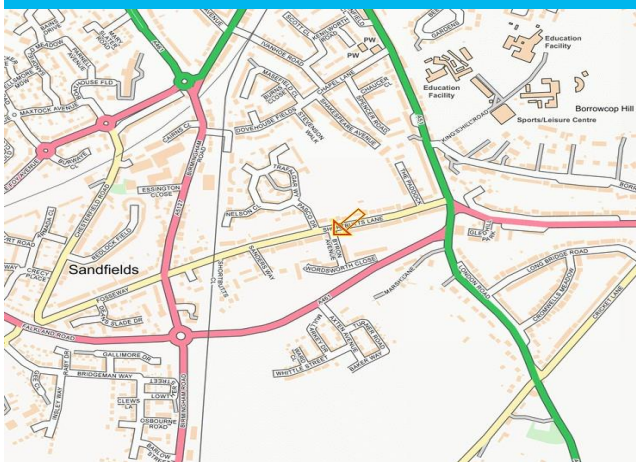
Ground Floor



Energy Performance Rating

New Listing - EPC to Follow

Map Location







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: April 25