



Purcell Avenue,
Lichfield, WS13 7PH

Offers in the Region Of £200,000

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Ideal for First Time Buyer's and a suitable buy-to-let investment this well maintained three-bedroom terraced property is located close to schools and amenities in Lichfield and offers spacious accommodation to the ground floor including a dual aspect living room with French doors to the rear garden and a fitted kitchen.

To the first floor are three bedrooms and a bathroom with separate WC to the first floor.

In addition, the property has upgraded gas central heating, double glazed windows and front and rear gardens.

Offered with NO ONWARD CHAIN.

Call Paul carr Lichfield to arrange an appointment to view!





Property Specification

NO ONWARD CHAIN
Excellent Starter Home
Three Bedrooms
Upgraded Gas Central Heating
Front & Rear Gardens

Hall

Kitchen

3.38m (11'1") x 2.65m (8'8")

Rear Porch

Living Room

6.32m (20'9") x 3.31m (10'10")

Landing

Bedroom 1

3.61m (11'10") x 3.22m (10'7")

Bedroom 2

3.08m (10'1") x 2.64m (8'8")

Bedroom 3

2.77m (9'1") x 2.50m (8'2")

WC

Bathroom

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: 31st January 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: B

Tenure: Freehold

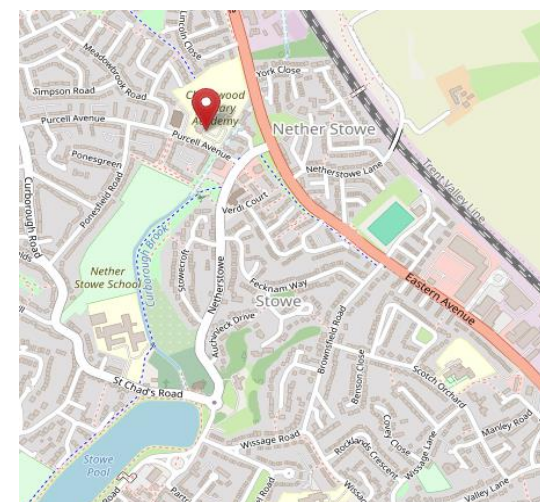
Floor Plan

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

Energy Efficiency Rating

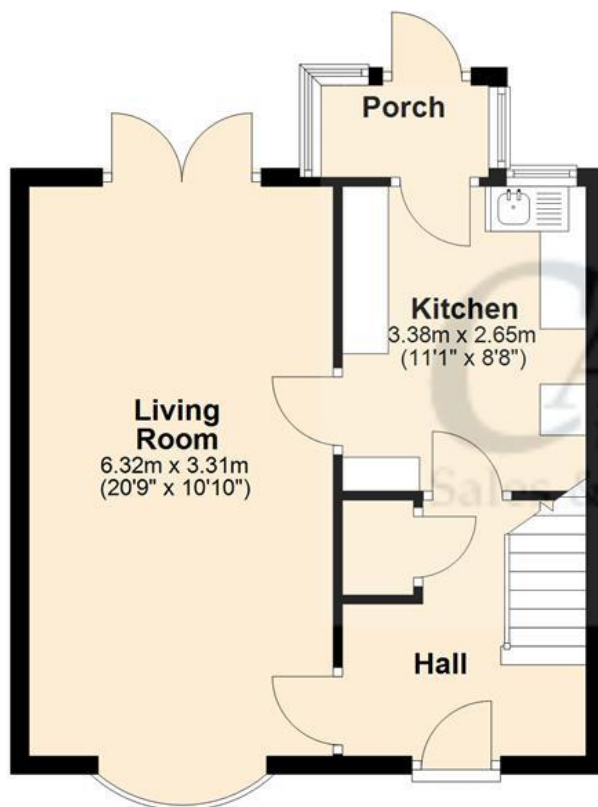
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location



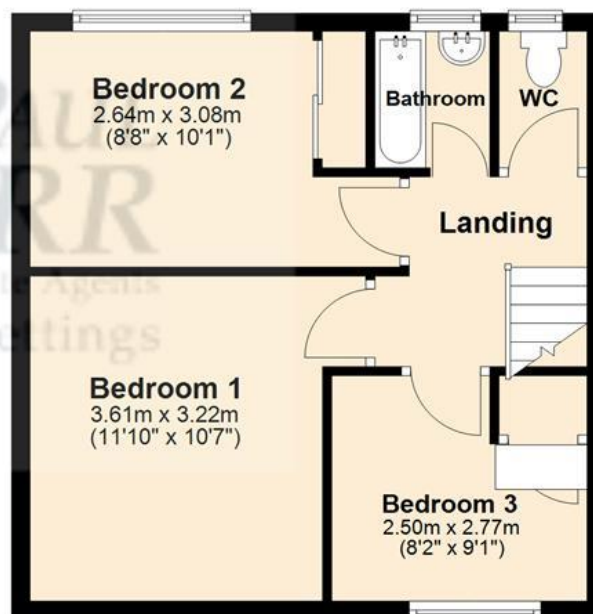
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 79.0 sq. metres (850.1 sq. feet)